00133655

12
5
8

THE
ASIATIC SOCIETY OF BOMBAY
TOWN HALL, BOMBAY-400 023.

Digitized with financial assistance from

Government of Maharashtra

on 01 February, 2020

133655

City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31ST MARCH 1919.

BRITISH INDIA PRESS, BOMBAY.

00133655

CITY OF BOMBAY IMPROVEMENT TRUST.

Administration Report, 1918-1919.

INDEX.

		Page
Trustees		v
Officers		vii
Para.		
1.	Introductory	1
2.	Statistics of Trust's work to date	2
	Acquisition.	
3.	Collector's cases	4
4.	Tribunal cases	5
5.	High Court cases	6
	Works.	
6.	Works, general	6
7.	Works in schemes	8
	General Administration.	
8.	Trust's programme	12
9.	Changes in Trust estates	15
10.	Progress of development	17
11.	Dishousing and rehousing	17
12.	Long leases	19
13.	Short leases	21
14.	Administration of chawls	22
	Finance.	
15.	Loan	28
16.	Interest on surplus cash balances	29
17.	Accounts of 1918-19	29
18.	Capital account	29
19.	General account	31
20.	Collection of revenue	33
21.	Cost of management and establishment	33
22.	Provident Fund	34
	Personnel.	
23.	The Board	35
24.	Chairman and staff	36
25.	Tribunal of Appeal	37
26.	Special Collector	37
27.	Meetings	37
	Miscellaneous.	
28.	Chief subjects of debate	37
29.	Estate statistics	40

List of Appendices.

	Page	Para. of Report.
Note.—In the margin are noted any paras. of the Report in which particular appendices are specially referred to.		
A.—Synopsis of capital account to end of 1918–19	43	
B–1.— ,, of general account to end of 1918–19	44	
B–2.—Tabular statement showing from Appendix B–1 how the burden of interest and sinking fund charges on Trust's borrowings up to the end of 1918–19 has been shared by Government, the Municipality and the Trust	45	
B–3.—Comparison of amounts contributed towards interest and sinking fund charges up to end of 1918–19 by Government and Municipality with the capital borrowed by the Trust up to end of 1918–19 for expenditure on Government and Municipal lands vested in the Trust	46	
B–4.—Comparing the Municipal contributions to the Trust with 2 per cent. on City assessments	47	19
C. —Analysis of loans	48	15
D–1.—Estates on Government lands	49–50	
D–2.— ,, Municipal lands..	51	
D–3.—Trust's own acquired estates	52–53	
D–4.—Summary	54	
D–5.—Note on Government lands vested in the Trust	55	9
Statement A—Showing the balance on hand of Schedule C areas and values as on 31st March 1919 ..	56–58	9
,, B—Showing the balance on hand of Schedule D areas and values as on 31st March 1919 ..	59	9
E.—List of Trust's schemes showing progress in each in 1918–19 and work yet to be done	60–67	
F.—Statement showing areas acquired before and in 1918–19 and areas to be acquired after 1918–19 with cost..	68	
G–1.—Synopsis of leasings to end of 1918–19	70–71	12
G–2.—List of plots leased in 1918–19	72–78	12
H–1.—List of completed Police accommodation schemes	79	
H–2.— ,, Police accommodation schemes in formation or execution	80–81	8
I–1. Particulars of Trust's chawls—capital cost and net annual return	82–83	
I–2.— ,, ,, ,, number of rooms, full letting value and permissible population	84–85	
J–1.—List of roads constructed by the Trust and handed over to the Municipality	86	

	Page	Para. of Report
J-2.—List of roads yet to be handed over to the Municipality ..	87–92	
J-3.—Analysis of J-1 and J-2	94–95	..
K. —Details of acquisition work before and in 1918–19	96	
L-1.—Principal cases awarded by the Special Collector..	97–98	3
L-2.—Précis of important acquisition cases	98–99	4
M. —Statement showing the allocation of charges on account of cost of management and establishment for the year 1918–19.	100–101	21
N-1.—Statement showing (year by year) dishousing and rehousing operations on Trust estates since the commencement of the Trust	102–103	11
N-2.—Statement showing (scheme by scheme) dishousing and rehousing operatins on Trust estates since the commencement of the Trust	104–105	11
O-1.—Trustees' Resolution *re* proposed schemes for Worli, Wadala and Dharavi	106–118	8
O-2.—Excerpt from the Board's proceedings *re* dishousing and rehousing of the middle class slum population in Bombay. ..	119–124	8
O-3.—(*a*) Trustees' Resolutions *re* proposed amendments to the City of Bombay Improvement Act, new Section 49-A. ..	124–129	28
(*b*) Trustees' Resolution *re* proposed new Section 32-J of the Act	129–132	28
(*c*) Trustees' Resolution *re* revised Section 19 (1) of the Act..	132	28
O-4.—Letter from the Chairman to Secretary to Government, General Department *re* transfer of the Trust's functions to the Municipality	133	28
O-5.—(*a*) & (*b*) Trustees' Resolutions *re* co-operative housing ..	134–136	28
O-6.—Trustees' Resolution *re* garage rules	137–138	28

Audited Accounts.

General balance sheet—

(1) Capital account..	1236–37
(2) General account	1236–37
(3) Sinking fund account..	1236–37
(4) Provident fund account	1238–39
(5) Miscellaneous accounts	1238–39

Appendices—

I. (*a*)—Capital account—*cost of management and establishment.*	1240–41
I. (*b*)— „ „ *sale proceeds of lands and buildings under Section 64 of the Act*	1242
II.— „ „ *Loan and sinking fund statement* ..	1243
III.— „ „ —*statement of expenditure on works* ..	1244–55
IV.—General account —*revenue*	1256–58
V.— „ „ *expenditure*	1259–62

Maps.

1. Map of Bombay.
2. Plan showing notified area of Kolbhatwadi Improvement Scheme, No. 54.
3. Plan showing proposed development of Kolbhatwadi Improvement Scheme, No. 54.

CITY OF BOMBAY IMPROVEMENT TRUST.

Board of Trustees

As on 1st September 1919.

		Date of original appointment to the Board.
	Chairman.	
1.	J. P. ORR, Esq., C.B.E., C.S.I., B.A., I.C.S. J.P. (on leave)	23rd April 1909.
	W. C. SHEPHERD Esq., B.A., I.C.S., J.P. (Acting.)	9th April 1919.
	Ex-Officio Trustees.	
2.	Major General Sir WYNDHAM KNIGHT, K.C.I.E., C.S.I., C.B., D.S.O., General Officer Commanding, Bombay Brigade	10th March 1915.
3.	P. B. HAIGH Esq., I.C.S., J.P., Collector of Bombay	1st July 1919.
4.	P. W. MONIE, Esq., M.A., I.C.S., J.P., Municipal Commissioner for the City of Bombay	16th October 1916.
	Elected by the Corporation.	
5.	COWASJI JEHANGIR READYMONEY, Esq., O.B.E., B.A., J.P.	7th August 1916.
6.	The Hon'ble MR. CHUNILAL V. MEHTA, M.A., LL.B., J.P.	1st April 1918.
7.	DR. K. E. DADACHANJI, L.M. & S., J.P.	1st April 1919.
8.	The Hon'ble MR. PHIROZE C. SETHNA, O.B.E., J.P.	1st April 1919.
	Elected by the Chamber of Commerce.	
9.	H. G. Cocke, Esq.	14th January 1919.
	Elected by the Port Trustees.	
10.	G. W. HATCH, Esq., I.C.S., J.P. (on leave) ..	3rd January 1918.
	P. G. MESSENT, Esq., C.I.E., M. Inst., C.E., J.P. (Acting.)	20th May 1919.
	Elected by the Mill-owner's Association.	
11.	Sir SASSOON DAVID, Bart., J.P.	9th Nov. 1898.
	Nominated by Government.	
12.	Sir LAWLESS HEPPER, KT., J.P.	2nd April 1913.
13.	The Hon'ble MR. LALUBHAI SAMALDAS MEHTA, C.I.E., J.P.	30th May 1916.
14.	MAHOMEDBHOY CURRIMBHOY EBRAHIM, Esq., J.P.	18th Feb. 1919.

Principal Officers of the Board

As on 1st September 1919.

Engineer's Department.	Date of original appointment.
J. F. Watson, Esq., B.E., A.M. I.C.E., J.P., Trust Engineer	4th Sept. 1903.
F. G. B. Hawkins, Esq., A.R.I. B.A., Trust Architect ..	6th May 1911.
N. D. Katrak, Esq., L.C.E., A.M.I.C.E., Senior Assistant Engineer	14th April 1903.
S. D. Prabhavalkar, Esq., L.C.E., Senior Assistant Engineer	1st February 1906.
H. M. Abhyankar, Esq., L.C.E., Assistant Engineer ..	2nd Sept. 1907.
D. N. Baria, Esq., L.C.E., Assistant Engineer	24th January 1908.
Land Manager's Department.	
M. S. Bharucha, Esq., L.C.E., Land Manager	1st August 1901.
J. T. Burge, Esq., F.S.I., Deputy Land Manager (on other duty)	1st November 1912.
H. P. Matbar, Esq., L.C.E., Deputy Land Manager ..	1st October 1901.
A. K. Dadachanji, Esq., L.C.E., Deputy Land Manager.	12th July 1917.
Development Department.	
R. H. A. Delves, Esq., F.S.I., J.P., Estate Agent (on leave)	3rd Dec. 1903.
J. T. Burge, Esq., F.S.I. Do. (Officiating.)	
Medical Officer.	
Dr. A. P. Cama, L.M. & S., J.P.	18th May 1900.
Secretary and Chief Accountant.	
K. N. Ramasubba Aiyar, Esq., B.A., B.L., ...	23rd January 1918.

Annual Report.

1. The year 1918-19 was the 20th complete year of the Trust's existence and the fourth complete year passed under war conditions, the armistice of November 1918 making no difference in this respect to the Trust. It was a record year under two important heads :— **Introductory.**

i. Disposal of the Trust's land.

ii. Expansion of the Trust's programme particularly as regards housing of the poor.

In number, area and value of plots disposed of all previous records were left far behind. Nearly 3 lakhs of square yards of building land valued at over Rs. 50 lakhs was disposed of and in addition 1,08,000 square yards valued at Rs. 7·48 lakhs was reserved for the Hindu Co-operative Housing Society in the Matunga Estate. In accordance with the policy of postponing direct to indirect attack on the slums which has been steadily followed since 1909 the Trust had first to secure the construction of at least one main avenue through the Island and then to develop residential estates along it with a view to attracting the middle classes from the central congested zone and so far as necessary to supplement private enterprise in the erection of chawls for the poor near this zone, meanwhile confining their direct attack on the slums to the few small areas in which bad plague spots could be eradicated without dishousing too many people at once. Owing to the difficulty of raising capital, the Trust could not make great progress with their programme during the war ; but they were all along settling the lines for a rapid advance after the war ; and a little before the commencement of 1918-19, in view of the serious check that war conditions had given to private chawl building, had decided to erect chawls for 5,000 families of the working class over and above those already provided for in sanctioned schemes.

Arrangements were made during 1918-19 to provide 3,636 of the 5,000 families, viz., for 1,280 in the Mazagon and 1,440 in the Foras Road Street Schemes respectively, for 336 Mahar families from congested area and 60 Trust peons' families in the East Agripada Scheme and for 520 families on a site near Babula Tank in the Parel Road Central Scheme. Further, by the Century Mills Chawl Scheme sanctioned in December 1918 provision has been made for 1,008 families of the working classes ; and arrangements have been made for the completion in 1919-20 of the Kalapani chawls (336 rooms) provided for in the East Agripada Scheme.

The Trust have also recently undertaken to erect for Government semi-permanent sheds of their old corrugated iron type for 550 families of famine-stricken immigrants, on the understanding that when Government have done with them the Trust will take them over at a valuation for rehousing those

to be dishoused under their schemes. Of these semi-permanent tenements 138 had been erected on the Trust's land by the middle of March.

During 1918-19 the Trust erected on Nowroji Hill semi-permanent tenements of brick and tiles (corrugated iron being unobtainable) for 160 families who were previously living in houses required for demolition to permit of more rapid development of the Nowroji Hill quarries ; and on account of the serious shortage of accommodation in that locality they spent considerable sums on strengthening and repairing houses in the Sydenham Street Scheme which would in ordinary circumstances have been demolished.

All this provision for the poorest classes was (except in the case of the Century Mills Chawl Scheme and some of the semi-permanent sheds) in the neighbourhood of the central congested zone. The most important steps towards the better housing of all classes, rich, middle class and poor were taken at the end of the year when the Board decided in Trustees' Resolution No. 106 of 11th March 1919 to reserve two blocks of land (22 acres) for the Hindu Co-operative Housing Society in Matunga and in Trustees' Resolution No. 122 of 25th March 1919 to prepare schemes for 3 residential estates covering some 1,135 acres in Wadala, Dharavi and Worli.

The Trust were also considering at the end of the year the provision of 135 rent-free tenements for their peons and the subsidising of their clerks' efforts to secure sanitary housing.

Negotiations were also well advanced by the end of the year for the preparation of a new scheme under Sections 32 B to 32 I of the City of Bombay Improvement Act for the provision of 1845 one-room tenements for the workmen of the Currimbhoy Mills.

With the return of Messrs. Watson, Burge, and Hawkins from military duty the Trust staff is again at full strength and capable (given the required capital and materials) of carrying out a big programme of works and accordingly the budget for 1919-20 passed in February 1919 provides for the expenditure of Rs. 11·5 lakhs on works, exclusive of Rs. 10 lakhs provided for Police Accommodation Schemes in which the work is done by the Public Works Department. The largest amount hitherto spent on works in any one year was Rs. 9 lakhs in 1908-09. In view of the great shortage of residential accommodation in Bombay it is of the utmost importance that the Trust's full programme should be duly carried out.

Statistics of Trust's work to date.

2. The usual appendices giving a Synopsis of the Trust's Work upto-date under different heads are appended to this Report. They are summarised below :—

*Land.....	10
Works.....	27
Management and establishment ..	7
	44
†Land.....	5,35
Works.....	84
Management and establishment ..	63
	6,82

Appendix **A.**—A synopsis of the Trust's capital account transactions, showing how 7,26 lakhs have been spent on the city, viz., 44 on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 6,82 on the acquisition and development of the Trust's own estates.

Appendix **B.**—A synopsis of the Trust's general account transactions, showing how the burden of interest and sinking fund charges to date (2,89 lakhs) on the capital (5,68 lakhs) borrowed by the Trust has been distributed between Government (11·8 per cent.), the Municipality (39·8 per cent.) and the Trust (48·4 per cent.). In a supplementary statement, Appendix **B-4,** the Municipality's net actual contributions to the Trust under section 72 aggregating Rs. 1,12 lakhs are compared year by year with the maximum contemplated by that section.

Appendix **C.**—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the sinking fund accumulated to date. Totals :—Rs. 5,68 lakhs raised ; Rs. 22¾ lakhs paid per annum as interest ; Rs. 40½ lakhs accumulated in the sinking fund.

Appendix **D.**—A list of Trust estates as at the end of 1918-19 showing how far they have been developed. Total developed area 26·8 lakhs square yards, valued at Rs. 4,45 lakhs ; undeveloped area 44 lakhs square yards, acquired at a cost of Rs. 2,44 lakhs. Two statements comparing the Government and Municipal lands vested in the Trust with the original grants under Schedules C and D are also appended.

Appendix **E.**—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1918–19, the further work to be done and the estimated cost thereof ; aggregate estimated cost 9,41 lakhs, of which 6,44 lakhs had been spent to end of 1918–19.

Appendix **F.**—A tabular statement showing the area acquired in each scheme with cost of acquisition and estimate for future cost. Total 49¼ lakhs square yards acquired for nearly Rs. 5,19 lakhs ; 6½ lakhs square yards yet to be acquired at a probable cost of Rs. 1,27¼ lakhs.

Appendix **G.**—A tabular statement showing the progress made in leasing building sites on the Trust's developed estates. Total 1,298 sites covering 15·41 lakhs square yards leased at annual rentals aggregating

nearly 18·4 lakhs, leaving 151 covering 1·9 lakhs square yards with rentals aggregating 1·3 lakhs yet to be leased.

Appendix H.—A list of Police accommodation schemes undertaken by the Trust, showing that in 8 completed schemes accommodation for 28 officers and 380 men with their families and 19 horses has been provided on sites aggregating 0·2 lakh square yards in area, at a cost of Rs. 13·3 lakhs on which Government have to pay the Trust Rs.0·62 lakh as annual rent.

Appendix I.—A list of chawls constructed by the Trust for the poorer and working classes, showing that in 57 completed chawls accommodation for 19,923 adults has been provided on sites aggregating 0·77 lakh square yards in area at a capital cost of Rs. 42·7 lakhs. Annual rents (from Rs. 3-4-0 to Rs. 5 per room per month) aggregating Rs. 2·77 lakhs per annum; capital cost per adult accommodated Rs. 214.

Appendix J.—A list of roads constructed by the Trust. Total 108 roads all completely drained, sewered and lighted aggregating 14·6 miles in length and 3·6 lakhs square yards in area handed over to the Municipality, including 2,051 square yards handed over in 1918-19; others complete and incomplete aggregating 6·6 miles in length and 2·09 lakhs square yards in area, yet to be handed over; cost of roads to date Rs. 1,02 lakhs for acquisition and Rs. 38·01 lakhs for construction; total Rs. 140·03 lakhs.

Acquisition.

Acquisition of Land. (a) Collector's Cases.

3. During the year under review, there was only one Special Collector engaged in acquiring land for the Trust under the Land Acquisition Act. This office was held by Khan Bahadur R. B. Vakil, B.A., LL.B., I.S.O., throughout the year.

Including the balance of 197 cases opened but not concluded by the close of 1917-18, 254 land acquisition cases came before the Special Collector during the year 1918-19 of which 187 were outstanding at the end of the year and 2 were withdrawn from acquisition. In the 65 cases disposed of, awards amounting to Rs. 20,25,415 in all were made for land aggregating 81,884 square yards. Included in this area were areas aggregating 4,953 square yards for which nominal compensation of Rs. 6 was paid, and 1,825 square yards for which only Rs. 500 were paid; the owner in the latter case was allowed to

retain his property on certain conditions. Omitting these special cases, the average rate for the remaining area was Rs. 26·96 per square yard as against the Rs. 25·54 per square yard of 1917-18. The Special Collector and his establishment cost the Trust Rs. 19,100.

The progress in acquisition work was slow. Omitting 6,778 square yards, for which only nominal awards were made, the area acquired was only 13% of the area remaining to be acquired at the close of 1917-18, and was mostly acquired in Sydenham Road and Parel Road (Central and Northern) Schemes. Details of acquisition work are given scheme by scheme in Appendix **K.**

The distribution between cases settled and contested was as follows :—

Settled amicably.			Contested.			Total.		
No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.	No. of cases.	Area.	Amount.
	Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
61	77,036	17,76,526	4	4,798	2,48,889	65	81,884	20,25,415

About 94% of the cases, including almost all the important ones and absorbing about 88% of the total amount awarded, were settled. Besides these, 26 cases aggregating in area about 58,013 square yards and involving awards of Rs. 8,67,291 had been settled up to the end of 1918-19, but awards in respect of them had not at the close of the year been declared, as the settlements in some cases were arrived at in the months of February and March 1919, whilst in others questions of title and easements had to be gone into and agreements had not been completed by the close of the year.

The readiness of owners to come to settlement still continues ; but as is to be expected the remaining cases are more difficult of settlement than those already settled and it is possible that some of them will have to be fought out in Court.

The principal cases heard by the Special Collector in the year in which the awards exceed Rs. 30,000 are set out in Appendix **L-1.** There were no special points of dispute in any of these cases.

4. There was only one reference outstanding at the close of 1918-19, *viz.*, Case 540, Scheme 5, which was dismissed on account of non-appearance on behalf of the claimant in the Court, each party paying its own costs. During the year under review one reference for revision of award, *viz.*, Case 48, Scheme 37 (exclusive of those for apportionment and those on technical and legal points) was made by the Special Collector to the Tribunal of Appeal. This was disposed of in the year as settled, on payment of an excess of Rs. 14,979 without interest over and above the Special Collector's award by the Trust to the claimant out and out as advised by Board's Counsel, each party paying its own costs. This reference has been fully explained in Appendix **L-2** of this report. **(b) Tribunal's Cases.**

The following statement compares owner's claim, Trust valuation, Collector's and Tribunal's awards in these references :—

Serial No.	Scheme No.	Case No.	Owner's claim before the Collector.	Trust valuation.	Special Collector's award.	Tribunal's award.	No. of hearings.	REMARKS.
			Rs.	Rs.	Rs.	Rs.		
1	5	540	3,648	1,556	1,974	...	1	Dismissed on account of non-appearance on behalf of claimant.
2	37	48	First 1,76,203 and then 1,88,727	1,25,720	1,32,021	1,47,000	1	Settled amicably. Excess of Rs. 14,979 paid by Trust to claimant over the Collector's award.

The total cost of the Tribunal in 1918-19 was Rs. 10,822 (being Rs. 3,150 for compensation references and Rs. 7,672 for apportionment references) and the Board's Solicitors' charges in compensation cases only were Rs. 961-8-0.

(c) High Court Cases.

5. No appeal was filed in the High Court in 1918-19 and none was carried-over from previous years.

Works.

Works, General.

6. The energies of the Engineering Department were in 1918-19 mainly devoted to the undermentioned works, which were responsible for the bulk of the expenditure.

Rs. 7,43,441 were spent on capital works and Rs. 1,80,382 on general account works. Besides these, Rs. 79,280 were spent on Police Accommodation Schemes (through the agency of the Public Works Department) and Rs. 37,639 were charged to advances (of which Rs. 21,732 were for semi-permanent sheds built on behalf of Government for famine immigrants and Rs. 10,276 were for filling in work done in Scheme 5 on account of Messrs. Ramchandra Balram & Co. who failed to perform their contract); Rs. 27,042 were also spent on maintenance of quarries against which the quarry receipts amounted to Rs. 40,600 and the amount spent on the maintenance of Board's Administrative Offices (charged to cost of management and establishment) was Rs. 5,169.

Item No.	Scheme. No.	Scheme. Name.	Nature of work.	Outlay in 1918-19.
			A.—Capital Works.	Rs.
1			*Chawls under all schemes.*	
	29	Nowroji Hill ..	160 semi permanent rooms	44,192
			Minor works	6,874
2			*Street Schemes.*	
	2	Princess Street .	Minor works	1,331
	3	Sandhurst Road .	Do.	11,956
	4	Gamdevi Estate .	Do.	7,620
	5	Dadar-Matunga .	Construction of roads (*a*) east of Kingsway near Technical Institute plot and between King's Circle and 100′ Avenue (*b*) in the area between Kingsway and Matunga Station and south of Matunga Station Road and (*c*) in the area east of Matunga Station and north of Matunga Station Road ..	2,72,121
			Filling in low-lying lands	1,29,817
			Septic tank installation for the south end of the Scheme at Dadar and east of Matunga Station	21,562
			Minor works	14,151
	6	Sion-Matunga ..	Do.	3,885
	11	Agripada ..	Do.	3,694
	27	Mathew Road ..	Do.	684
	30	Souter Street Extension Westward ..	Do.	953
	31	Parel ..	Widening of Suparibaug Road and construction of roads on east of Suparibaug Road	1,02,483
			Filling in low-lying lands	41,400
			Minor works	14,660
	36	Lamington Road.	Do.	176
3			*Improvement Schemes.*	
	8	Mandvi Koliwada	Minor works	653
	29	Nowroji Hill ..	Do.	7,625
	32	East Agripada ..	Do.	10,912
	33	Bhatwadi ..	Do.	143
	41	Undria Street ..	Do.	1,102
4			*Improvement of vested lands.*	
		Schedule D, East Agripada ..	Minor works	2,017
5			*Mill Co.'s Chawl Schemes.*	
	42	Spring Mills chawls. ..	Completing the 3 remaining blocks of chawls	43,430
			Total, Rs. ..	7,43,441

Item No.	Scheme. No.	Scheme. Name.	Nature of work.	Outlay in 1918-19.
				Rs.
			B. General Account Works.	
			Repairs to 853 acquired buildings.. ..	65,123
			„ Trust chawls	27,467
			Maintenance of streets	55,413
			„ tools and plant	24,364
			„ Trust garden	6,496
			Minor items	1,519
			Total, Rs. ..	1,80,382

Chief Works in Schemes.

Works in Schemes.

Sandhurst Road Estate.

7. Scheme 3.—A considerable area of footpaths in front of completed buildings was paved and service passages tarred.

Plot No. 78 (West) was laid out as a recreation ground for the children in the locality. It has been very successful.

The portion of road between Dongri Street and Elphinstone Bridge through Nowroji Hill was tarred and is ready for handing over.

Gamdevi Estate.

Scheme 4.—A considerable area of footpaths and service passages was tarred.

Dadar-Matunga-Sion Estates.

Schemes 5 & 6.—The filling in works in Schemes 5 and 6 were continued over the low-lying areas at Matunga on both the east and west sides of Kings way.

The departmental work carried out last year by means of the Light Railway at the expense of the contractors who had failed to carry it out expeditiously was continued during the year under report and satisfactory progress was made. The quantity filled in the year,—23,682 brass compared with 14,000 brass in the last year brings the total quantity since the contractors began their work in February 1911 to 2,05,386 brass out of a grand total of 2,50,000 brass to be filled in by them.

Owing to the very large and increasing demands for building plots in Scheme 5 and to the very urgent necessity of making available for residential purposes as large areas as possible, the Board decided to extend simultaneously the filling in operations beyond the areas which were being filled up by means of the Trust Light Railway. Arrangements were accordingly made with the G. I. P. Railway Co., who kindly undertook to help the Trust by carrying

filling in materials from Bhandup to Bombay. A contract for supplying, excavating and loading earth at Bhandup and unloading it on the low-lying lands at Matunga was entered into with Messrs. Phatak and Walchand Ltd., at the rate of Rs. 2-12-0 per brass, the G. I. P. Railway Coy. doing the hauling from Bhandup to Matunga and providing track-work in the Trust land for distributing the material at Rs. 1-4-0 per brass. This was started early in December 1918 and 19,000 brass of earth was brought in the Scheme through this agency by the end of the year.

In addition to this, departmental levelling and filling in was carried out over an area of 20,000 sq. yards.

The work of roads and drains in the portion at the south end of Scheme 5 between Kingsway and the G. I. P. Railway Dadar Station which was in progress during the last year was continued during the year under report and 210 r. ft. of additional roads were constructed, bringing the total to the end of the year to 2,858 r. ft. of roads for their full width and 810 r. ft. for half the width.

The difficulty in obtaining gas pipes and lamps and lamp posts on account of the war, still continued during the year and the roads in this area had to be lighted with Kitson and kerosene oil lights as in the previous year.

The second set of pumps and engines required for the sewage disposal works at Dadar was received during the year and installed in position in the pumping shed at Dadar. The pumping plant and the septic tank installation worked satisfactorily throughout the year.

The departmental works of roads and drains in the area east of Matunga Station and between the G. I. P. Railway and Vincent Road which was taken in hand during the previous year was continued and 2,800 r. ft. of sewers with manholes, 5,400 r. ft. of storm water drains large and small with manholes and water gullies and 4,100 r. ft. of roads with the first layer of metalling were constructed bringing the total in this area to the end of the year to 5,800 r. ft. of sewers, 10,800 r. ft. of storm water drains and 5,600 r. ft. of roads. This enabled the Trust to hand over a large number of building plots to their lessees.

The difficulty of getting building materials for Trust works was not so great, as in the previous year, though very high prices had to be paid in many cases. The prices however showed a tendency to decline during the latter half of the year. Through the facilities given by the Indian Munitions Board and the Railway Companies we were able to get into Bombay just enough supplies of cement, sand and bricks to keep the work going.

In addition to construction works in the above area, drainage work on a large scale was undertaken and pushed on vigorously in the area between Vincent and Matunga Roads near the Technical Institute plot, nine thousand eight hundred r. ft. of storm water drains large and small with manholes and water gullies and 6,000 r. ft. of sewers with manholes were completed during the year.

In order to enable the sewage from the large number of buildings shortly to be constructed in the above two areas to be disposed of in a proper and sanitary way, pending the completion of the Municipal sewage scheme for the north of the Island, sewage disposal works on a large scale consisting of a pumping plant, a set of septic tanks and a large biological filter, costing Rs. 81,800 were designed and undertaken during the year at a place midway between Dadar and Matunga Stations. The pumping plant consisting of a set of 3 Blackstone oil engines and 3 Flexala pumps has already been ordered and is expected to arrive shortly. The filter work was started and the septic tanks and the excavation for the pump were nearly completed at the end of the year under report.

The Municipal main sewer near the Matunga Station was also begun during the year and a good length thereof is expected to be completed before the ensuing monsoon, though this sewer will not be working until it is extended further southwards to the proposed Municipal pumping station on the Tulsi pipe line south of Dadar Station and the pumping machinery and sealed main installed there and brought into working order. The existence of this length of Municipal sewer, 3,000 r. ft. has saved the Trust an expenditure of Rs. 30,000 which they would otherwise have had to incur on auxiliary sewers, a storage reservoir for pumping and a rising main therefrom to the septic tanks, in order to provide a temporary drainag system.

Two hundred and twenty new trees were planted during the year. This brings the total to 2,370 at the end of the year. These trees were looked after by the staff of malis and watering men and were all thriving. The Albizzias on the Kingsway after the nursing and treatment given to them under the advice of the Government Botanical Department have shown signs of improvement and it is expected that if the good results continue, the trees will, with proper care and attention, thrive well, grow to their full height and in time form the stately avenue on the 158 ft. Kingsway for which they were specially selected.

With regard to the lay-out of the 150 ft. Kingsway it was felt that in the central 38 ft. reservation the spaces by the side of tram lines encumbered by the trees and the tramway poles were too narrow to be of practical use to the pedestrians. This question was therefore gone into and it was resolved by the Board (Trustee's Resolution No. 12 of 7th January 1919) that the total width of Kingsway north of the road leading to the Tramway Depôt be increased by 8 feet (making it 158 ft. wide) by taking 4 feet from the plots abutting on either side of the road and that this 8 feet together with 2 feet to be obtained by reducing the width of the carriage-ways by 1 foot (*i.e.*, from 38 ft. to 37 ft.) be added to the central reservation thereby making it 48 ft. in width. It was also resolved that the section of Kingsway from King's Circle to the 60 ft. Road next south of it should be adopted for demonstration of the new lay-out and accordingly arrangements were made during the year to carry out this part of the work.

A sketch showing the revised lay-out is shown in the margin of the map of the Island of Bombay which will be found in a pocket attached to the cover of this Report.

Scheme 29.—The storm water drain in the 20 ft. passage was completed and the whole of the 20 ft. passage was tarred. **Nowroji Hill Estate.**

The quarrying of a portion of the Nowroji Hill through departmental agency was continued and the result of the working in the year under report is very satisfactory. There was a great demand during the year for all kinds of stone and although the rates for labour and blasting materials were extremely high, the rate obtained for the work was quite satisfactory. The quantity of rock to be quarried was very small and there was a large quantity of earth and muram to be removed. The total quantity of solid rock quarried in the year was about 2⅓ lakhs c. ft. The cost of quarrying this quantity was Rs. 27,000 and the total sale-proceeds Rs. 40,600 leaving a net profit of Rs. 13,600, *i.e.*, Rs. 7,400 less than the previous year's profit. This reduction is due to the very small area of rock quarried. This profit would have been increased by Rs. 5,800 had not the Trust sold about 4/5 lakhs of rubble metal, etc. to the different Trust works at very nearly cost price.

The average rate obtained for solid rock was Rs. 7·88 per 100 c. ft. whereas it was Rs. 6 per 100 c. ft. in 1917-18 and Rs. 6·30 in 1916-17.

Accommodation for displaced tenants was provided by building 160 semi-permanent rooms on the Hill at its northern boundary.

The construction of cross road between Dongri Street and Chinch Bunder Road was taken in hand and the drainage was completed as far as the rear of Case 28.

Scheme 31.—The filling-in of the hollows and low-lying lands in this estate was continued. The total filling-in done during the year was 10,48,737 c. ft. **Parel Estate.**

The work of widening the portion of Suparibaug Road from Hospital Avenue to Elphinstone Road which was taken in hand in the previous year was completed during the year under report. This widening was carried out on concrete foundations laid to the ultimate grade and camber intended for the 120 ft. Avenue. Pending the shifting of the existing Tramway tracks on Suparibaug Road to the centre of the 120 ft. Avenue, the widening was confined to a strip of 30 ft. width along the eastern footpath of the Avenue, so that the buildings on the new plots facing Suparibaug Road have now a direct frontage on the new road. The length thus completed during the year was 1,800 r. ft. bringing the total at the end of the year to 2,200 r. ft.

The work of construction of the 80 ft. road on the site of Jeejeebhoy Lane at Lalbaug Estate was taken in hand during the year and very nearly completed with kerbs and water tables. The work of metalling with the first layer of the 20 ft. roads at Lalbaug behind plots Nos. 15-20 and 21-28 and of the central 40 ft. road in front of plots 40 and 51 was undertaken during the

year. The work on the first two roads was completed and that on the third road nearly so at the end of the year.

The work of constructing roads and drains in the large area between Suparibaug Road and Hospital Avenue and between Windsor Road and Government Gate Road was continued and pushed on vigorously ; 3,327 r. ft. of sewers, 3,647 r. ft. of storm water drains, large and small, 1,395 r. ft. of roads with the first layer of metalling were completed during the year bringing the total at the end of the year to 5,538 r. ft., 4,690 r. ft. and 1,395 r. ft. respectively.

Government considered it advisable to provide housing accommodation for the famine immigrants in Bombay, and arranged with the Trust for the construction of a number of semi-permanent huts partly on lands in possession of the Trust and partly on sites to be especially acquired for the purpose. The arrangement was that Government should find the necessary funds and the huts should be constructed by the Trust and handed over to Government for occupation temporarily by the famine immigrants and should be eventually taken over by the Trust at cost price for accommodation of the poorer classes displaced by their scheme operations. Of the 550 huts to be provided under this arrangement 86 rooms were constructed in this Division on a portion of Trust land at Dadar Road and were ready for occupation by the end of the year.

The 660 trees planted up to the end of the year were looked after by the staff of malis and watering men and are thriving well. The Albizzias on the Kingsway were treated similarly to those in Scheme 5.

East Agripada Estate.

Scheme 32.—Some small filling in was done, a portion of New Souter Street was completed and the Byculla Station Road was tarred for handing over to the Municipality.

Fifty-two semi-permanent rooms were erected on behalf of Government for immigrants from famine stricken areas.

Spring Mills Chawls.

Scheme 42.—All the three rear blocks of chawls were completed and handed over. It was expected that they would be completed by the middle of the year, but after block F was completed and handed over in June 1918, there was a great scarcity of cement and the work was almost at a stand-still for a couple of months.

General Administration.

Trust's Programme.

8. In no previous year has there been such a great expansion of the Trust's programme as there was in 1918-19. Three important new schemes of which particulars are given in the margin were finally sanctioned by Government during the year. The Mazagon Road and Foras Road Schemes are street schemes devised primarily to provide sites for Trust's chawls on the margin of the central congested area. The

Scheme.		Area in acres.	Capital outlay in lakhs.	Nett loss in lakhs.
No.	Name.			
			Rs.	Rs.
50	Mazagon Rd. ..	13	26·7	3·1+6·1
51	Century Mills Chawls ..	12	2	*nil*
53	Foras Road ..	9	23·8	2·6+9·5

chawls to be erected under these Schemes will contain 1,280 and 1,440 single room tenements respectively. Incidentally communication with the Docks will be improved by the construction of a 50 ft. road in the Mazagon Road Scheme.

The Century Mills Chawls Scheme is the second scheme undertaken under the new sections 32B to 32I of the City of Bombay Improvement Act for provision of housing for workmen. Under this Scheme 1,008 single room tenements will be erected in ground floor structures for the employés of the Century Mills. The Trust have to find only the capital required for the acquisition of the land in the Scheme. The Mill Co. will do all the building work themselves : and there will be neither gain nor loss to the Trust on the Scheme, as the Mill Co. repay to the Trust in 28 years in the shape of annual rent all the capital they put into the Scheme together with interest.

An alteration of the Parel Road Central Scheme which was devised in 1917-18 mainly to improve Piru Lane and a small block of frontage plots was sanctioned by Government in June 1918. This alteration involves acquisition of certain land at a cost of 2½ lakhs which is met by savings on the estimate for acquisition in the original sanctioned Scheme estimate and a nett loss of 1½ lakhs and the Board think the improvement in the Scheme will be worth this extra loss.

The scheme that occupied more of the Board's time than any other during the year was the Kolbhatwadi Improvement Scheme. Kolbhatwadi is a represented area of about 3½ acres in the congested section of Dhobi Talao. It was selected by the Board in April 1918 as the represented area to be taken up first of those not yet dealt with. In June the Land Manager submitted a scheme for dealing with the greater part of this area excluding 14 properties. The Improvements Committee examined the Scheme and recommended the inclusion of 8 of these 14 properties. The Board accepted this recommendation and the Scheme was notified accordingly in July. Many objections to the Scheme were received from the owners concerned, mainly on the ground that valuable properties along Girgaum Road, Princess Street and Kalbadevi Road had been unnecessarily included. The Corporation on the other hand represented that all the 14 properties and not only 8 of them should be included. The dissatisfied owners wanted only the properties in the interior of the block included. They would then have benefited immensely by the removal of this slum and would have enjoyed gratis the open spaces which the Trust would leave in the new plots. The Trust adhered to their notified Scheme and submitted it to Government for sanction in February 1919 and since the close of the year Government have sanctioned the Scheme. The Board have directed that there shall be no demolition until the rehousing of those to be dishoused has been arranged for. The Scheme accordingly provides for the erection of chawls sufficient to accommodate the inhabitants of the 494 one-room tenements to be demolished and these chawls involve a heavier loss than the rest of the Scheme proportionately to the capital spent on them, the figures being :—

		Chawls.	Other items.	Total.
Outlay in lakhs	Rs.	7·3	23·8	31·1
Nett loss	,,	3·8	6·4	10·2

Thus the cost of improving this area is over Rs. 8½ lakhs per acre in gross outlay and just under Rs. 3 lakhs per acre in nett loss and it costs the Trust in nett loss about Rs. 750 to rehouse each family dishoused. It is estimated that about 960 persons will be housed on the new plots to be formed on the cleared area after removal of the central slum against 2,098 dishoused by demolition of the slum, 282 persons remaining undisturbed in retained houses. The population of the Scheme area will thus be reduced from 2,380 to 1,242 and its density from 670 to 350 per acre.

The case of the remaining 3 schemes brought on to the Trust's programme for the year is very different. These are the Wadala, Dharavi and Worli Street Schemes which are fully described in the reports printed with Trustees' Resolution No. 122 of 25th March 1919, (*vide* Appendix **O-1**) These Schemes are the result of exploitation of the Island for suitable sites for new Trust estates for the accommodation of all classes but especially for middle classes whom it is desirable to draw away from the areas which are already congested or are rapidly becoming congested. The case for this policy is stated in the Chairman's note recorded in item 3 of Boards proceedings dated 25th March 1919 (*vide* Appendix **O-2**) on the dishousing and rehousing of middle class population in Bombay. The Board having by Trustees' Resolution No. 122 of 16th April 1918 called on the Improvements Committee for a recommendation as to the localities in which such schemes should be first undertaken, the Committee directed the Estate Agent to prepare rough schemes in these three localities. According to the Estate Agent's estimates the Schemes will involve an outlay of Rs. 372 lakhs which will be covered by recoupment, if an average of Rs. 10 per square yard be obtained for the 859 acres that will be made available for leasing. The Improvements Committee were satisfied that this rate would be obtained and on their recommendation the Board ordered in Trustees' Resolution No. 122 of 25th March 1919 that the schemes outlined by the Estate Agent should be worked out in detail as soon as possible.

The aggregate area of these three Schemes is 1,135 acres; the outlay is therefore less than Rs. one-third lakh per acre and the Schemes are expected to be self-supporting. With the exception of the people employed in the Dharavi tanneries who, it is expected, will migrate to the south-east of Salsette, none of the present population will be displaced from these areas. They will simply be rehoused under much improved sanitary conditions. On the other hand, there will be room for the sanitary housing of a large population from outside these areas, and a large proportion will, no doubt, come from the centre of the City to the great relief of congestion there. At 200 to the acre, which is not too high a figure considering that it includes a large proportion of the working classes, there will be room for 2,27,000, persons *i.e.*, for about one-fifth of the total population of Bombay in these new estates. By the expenditure of Rs. 372 lakhs the Board can make provision for this large population without any loss, whereas under the Kolbhatwadi Improvement Scheme, which they have recently sent up for sanction, so far from providing for a new population, they have to displace some 1,100 people from an area of 3½ acres, leaving there a population of 350 to the acre, and that Scheme involves a nett ultimate loss of over Rs. 10 lakhs.

The execution of the Wadala and Dharavi Schemes will add greatly to the amenities and consequently to the value of land in the Board's Sion-Matunga Estate; but beyond this, there are important advantages to the City secured by these Schemes, *viz.*

Worli.—A fine residential area along the sea-side hitherto wasted will be made available for the upper classes who can afford to keep motor cars.

The low land in the east of the Scheme will be filled in with material from the hills on the west, and this part of the estate will provide admirable sites for housing the working classes employed in the numerous mills in the vicinity.

Wadala.—In the south of this area a little filling and levelling will result in the formation of an estate very suitable for the location of the working classes from the neighbouring mills and for the establishment of small industries which are ready for removal from the congested area.

Both here and in the two northern sections of this Scheme there are large areas close to railway stations eminently suitable for housing the middle classes employed in the congested area where now they also mostly reside.

This Scheme also includes the improvement of three large and very insanitary villages.

Dharavi.—The removal of the tanneries combined with a reclamation along the southern shore of the Mahim Creek will result in the creation of excellent waterside residential estates suitable for the upper classes, while large areas of cheaper land will be available for the middle classes within easy reach of stations on the three railways by which the estate is bounded.

There will also be large areas suitable for chawls for working classes employed in the Railway workshops close by.

Police Accommodation Schemes.

Full information regarding all Police Accommodation Schemes on the Trust's programme will be found in Appendix **H-2**. During the year under report Rs. 79,038 were spent on the construction of a second block of chawls in the Lamington Road Scheme. Other schemes of less pressing urgency were held in abeyance in pursuance of the policy of rigid economy in capital expenditure enjoined on all local bodies by Government on account of the war.

Changes in Trust Estates. Schedule C—Government lands.

9. Government have, from time to time, been obliged to resume, for public purposes, portions of the Government land originally vested in the Trust for 99 years. Up to 31st March 1918 these resumed areas aggregated 11 lakhs square yards of the schedule value of Rs. 23·2 lakhs and of estimated market values at dates of resumption aggregating Rs. 51·3 lakhs. There was no resumption during 1918–19 but Government acquired for the Bombay Baroda and Central India Railway Co., 3,866 square yards of land out of the Flats for their new goods yard. By the end of 1918–19 the Schedule C lands (Government lands temporily vested in the Trust) had thus been reduced from the original area of 30·8 lakhs of

square yards to 19·7 lakhs and their schedule value from Rs. 74·2 to Rs. 49·7 lakhs. The Trust have received Rs. 11·1 lakhs in compensation for the areas resumed since the amendment of the Act in 1913. Under the original Act the areas taken before 1913 were taken without payment of compensation. Details of Schedule C lands vesting in the Trust will be found in Statement A attached to Appendix **D-5.**

Schedule D—Municipal lands.

Details of Schedule D lands vesting in the Trust will be found in Statement B attached to Appendix **D-5.** By 31st March 1918 these lands had been reduced by acquisition and resumption from the original 7·5 lakhs of square yards valued at Rs. 18·4 to 7·2 lakhs of square yards valued at Rs. 17·1 lakhs, the Trust receiving Rs. 2,175 in compensation for the 548 square yards acquired for the Bombay Baroda and Central India Railway Co. in 1914-15 but nothing for the other land resumed as it was all resumed before 1913.

During 1918-19 there was no resumption of Schedule D land but Government acquired 14,259 square yards of land for the Bombay Baroda and Central India Railway Company for their new goods yard at Arthur Road and awarded Rs. 57,573 for the Trust's share.

After the close of the year the Trust's share of Rs. 16,095 (*plus* Rs. 706 for interest) for the acquisition of 5,828 square yards of land for the Great Indian Peninsula Railway Goods Depot at Dadar was received from the High Court.

The net changes in the Board's Estates effected during the year are set out in the following statement, full details of which will be found in Appendix **D-4** to this Report and that for 1917-18.

		As at the beginning of 1918-19.	As at the end of 1918-19.
	Developed Land.	Sq. yards in thousands.	Sq. yards in thousands.
Appendix D-4, col. 5 ..	Permanently leased	1194	1461
" " " 5 ..	Trust's chawl sites	80	80
" " " 9 ..	Yet to be permanently leased ..	441	190
" " 12,13 & 14	Remainder—roads, open spaces, etc.	965	949
" " " 15 ..	Total. ..	2680	2680
" " " 7 ..	Rent of permanently leased area ..	Rs. 16·2 lakhs	Rs. 18·4 lakhs
	Undeveloped Land.		
" " " 16 ..	Area in thousands of sq. yards ..	4359	4397
" " " 17 ..	Cost of acquisition..	Rs. 238 lakhs.	Rs. 244 lakhs.

At the end of 1918-19, of a total of 1,600 acres vested in or acquired by the Board four-sevenths remained to be developed; of the developed plot area one-twentieth remained to be leased. The average value of the leased plots is Rs. 27 per square yard; that of the land yet to be leased is about Rs. 15 per square yard only.

Progress of development.

10. Considerable progress was made in working out the development plans of further areas in Schemes 5 and 6 but these were not actually sanctioned until after the close of the year.

Dishousing & rehousing.

11. Up to the beginning of 1918-19 completion certificates had been issued for 460 buildings on Trust Estates (exclusive of Police and Trust chawls), and taking into consideration the buildings which had been occupied with permission without completion certificates, the accommodation that had been made available by private enterprise was as follows:—

1825 shops, 355 godowns, 1 shoeing forge, 3 soda-water factories, 1 rope factory, 1 soap factory, 1 tin-smith's shop, 1 iron foundry, 1 church, 4 theatres, 4 temples, 6 show-rooms, 12 workshops, 9 houses for clubs and other associations, 6 schools, 1 music school, 4 hospitals, 2 office buildings, 8 electric sub-stations with 4 offices, 1 jamatkhana, 3 hotels, 1 hostel, 39 motor garages, 6 coach-houses and stalls, 3 motor workshops and a show-room, 1 printing press, 1 lecture hall, 1 stable for 10 bullocks, 1 foundling home accommodating 300 inmates, 1 paper sorting workshop, 1 silk school, 1 weavers' shed for 50 looms and a rope factory, 1 photographic studio, 1 lying in hospital for 22 beds, 1 post and telegraph office, 1 building for hospital and school purposes, 1 building for marriage ceremonial purposes, 16 milch cattle stables for 3,875 animals, 1 cabinet workshop, 1 sanitary institute, 8,155 tenements for families (3,656 of which were one-room tenements, 1,109 two-room tenements, 2,085 larger tenements and 1,305 servants' quarters).

In 1918-19 completion certificates were granted for 52 new buildings and including 48 incomplete buildings for which permission to occupy was granted, the following further accommodation was made available by private enterprise:—

300 shops, 46 godowns, 26 garages, 10 coach-houses and stalls, 1 stable, 1 electric sub-station, 3 sheds for Tramway Co.'s workshops, 1 soap factory, 1 hall, 1 library, 1 hotel, 1 office, 1 office and godown, 1 milch cattle stable for 400 animals, 1,457* tenements for families (653 of which were one-room tenements, 343 two-room tenements, 270 larger tenements and 188 servants' quarters).

At the end of the year completion certificates remained to be granted for 180 buildings in progress of which 105 were partly occupied and 75 unoccupied while there were 362 leased plots on which buildings had not been commenced.

* This includes 262 tenements provided in two buildings (Sitaram's building near Crawford Market and Times buildings) which were completed long ago; but the figures for which were omitted in earlier reports.

The number of vacant tenements in the Trust's acquired houses and chawls was 139 at the beginning and 49 at the end of the year. These figures are exclusive of the tenements closed as unfit for human habitation. The 22 buildings demolished on the Trust Estate during the year contained 373 tenements including 205 of one-room each. In accordance with the practice of the last eight years, the tenants of no tenements were dishoused until a vacant tenement had been offered to them in the Trust's acquired buildings or chawls at about the same rent as they had hitherto paid, or less. In Scheme 29, occupants of only 118 out of 194 tenements demolished, in Scheme 31 of only 16 out of 41 tenements demolished, in Scheme 37 occupants of only 22 out of 70 tenements demolished, and in the rest of the Schemes, *viz.* Schemes 5 and 32, only 4 out of 68 tenements demolished, accepted the accommodation offered, so that, on the whole, the occupants of only 160 tenements out of 373 tenements demolished accepted the accommodation offered. The majority of the tenants went to buildings outside the Estate, fearing that if they accepted rooms in the houses acquired by the Trust, they would soon have to make a second move when these houses were demolished. On the other hand the new residential accommodation made available for the City population in the Trust Estate during the year (neglecting shops and other non-residential quarters) amounted to 1,869 tenements, *viz.*, in the

Lessees' houses	1,457*
Spring Mills chawls	252
Nowroji Hill Estate	160
Total ..	1,869

So the long standing balance against the Trust in the way of excess of tenements demolished over new tenements provided on the Trust Estates was reduced by 1,869—373=1,496 and now stands at 6,527 as shown below:—

Tenements demolished to date		23,607
Tenements provided in Trust chawls, including Spring Mills chawls,	5,192	
Tenements provided in semi-permanent camps, ...	1,114†	
Tenements provided in Police chawls	1,162	
Tenements provided in Board's lessees' buildings	9,612	
		17,080
Balance against the Trust		6,527

Details are given in **Appendices N (1) and N (2).**

It is noteworthy that in spite of the hindrance imposed on building operations through the difficulties of obtaining building materials under war conditions the number of tenements newly constructed on the Trust's leased plots in the year was a record exceeding the next best, that of 1917-18, by 178 or 17·5 per cent. The excess of newly constructed over demolished buildings was greater in 1918-19 than in any previous year.

* Vide footnote on page 17, *supra.*

† This excludes 138 rooms provided in the semi-permanent sheds built by the Trust on behalf of Government for famine immigrants (*vide* para 7) which are ultimately to be taken over by the Trust.

	No. of buildings.			Shops and godowns. *		Residences.*		Total net increase of floor area. Sq. yds.
	New.	Altered.	Total.	No.	Floor area. Sq. yds.	No. of tenements.	Floor area. Sq. yds.	
1914-15.								
In Trust estates ..	45	..	45	208	8,975	414	23,017	31,992
Outside ,, ,, ..	224	117	341	246	15,253	2,529	46,153	61,406
Total ..	269	117	386	454	24,228	2,943	69,170	93,398
1915-16.								
In Trust estates ..	68	..	68	183	7,089	488	27,857	34,946
Outside ,, ,, ..	325	225	550	328	35,210	3,413	67,875	1,03,085
Total ..	393	225	618	511	42,299	3,901	95,732	1,38,031
1916-17.								
In Trust estates ..	73	..	73	201	9,646	1,208	39,656	49,302
Outside ,, ,, ..	340	164	504	450	44,254	3,344	60,065	1,04,319
Total ..	413	164	577	651	53,900	4,552	99,721	1,53,621
1917-18.								
In Trust estates ..	73	..	73	212	5,407	1,207	51,462	56,869
Outside ,, ,, ..	203	176	379	264	22,231	2,419	45,618	67,849
Total ..	276	176	452	476	27,638	3,626	97,080	1,24,718
1918-19.								
In Trust estates ..	72	..	72	354	10,697	1,646	62,377	73,074
Outside ,, ,, ..	522	275	797	430	28,253	2,779	47,487	75,740
Total ..	594	275	869	784	38,950	4,425	1,09,864	1,48,814

* *Note.*—The floor area in Trust estates, as given here, includes floor area of Trust and Mill Company's chawls, Police quarters and Trust's lessees' buildings while the Reports of 1915-16 and 1916-17 give floor area of Trust's lessees' buildings only.

Long Leases

12. The number of plots let up to the end of 1918-19 totalled 1,298 measuring about 15,41,100 square yards or 318 acres valued at Rs. 415 lakhs with a present annual rental of Rs. 18,39,000, and an ultimate annual rental of Rs. 18,94,000. The value is arrived at by capitalizing the rental at 22¼ years' purchase and adding thereto premia paid.

The plots agreed to be leased in 1918-19 on 99 or 999 years' building leases were as under:—

West Agripada	32
Central Agripada	1
The Flats	1
Princess Street	1
Sandhurst Road	6
Dadar-Matunga	134
Mandvi-Koliwada	2
Nowroji Hill	7
Lalbaug	33
Suparibaug	17
East Agripada	18
	252

The following lands were sold during the year :—92 sq. yds. in East Agripada (South) Estate for Rs. 1,288 to the Trustees of the Agri Hindu Caste for

the reinstatement of a samadhi acquired in that Scheme; two plots in the East Agripada (South) admeasuring 7,082 sq. yds. for Rs. 99,148, to Government* as a site for Postmen's quarters and 7,602 sq. yds. on the same Estate for Rs. 1,21,132 to Messrs. Suleman Ahmed and others. An area of 741 sq. yds. forming part of the Suparibaug Estate was sold to the Bombay Municipality for a sum of Rs. 11,115. One plot admeasuring 3,866 sq.yds on the Flats (Schedule C) land was acquired by Government for the B.B. & C.I. Ry. Co. for Rs. 20,729 and three plots on the West Agripada Estate (Schedule D) land were acquired by Government for the same Company for Rs. 54,972,

Taking 4% on these amounts as the equivalent of the annual rent on leased plots the figures indicating progress in the disposal of the Board's lands in the year stand as follows :—

Analysis of Trust's land transactions in 1918-19.

No.	Particulars.	No. of plots.	Area sq. yds.	Capital value Rs.	Annual rent Rs.	REMARKS.
I	Plots leased, *vide* Appendix G-2	252	2,83,135	48,68,558	2,18,164	
II	*Land sold.*					
	East Agripada South ...	4	14,776	2,21,568	8,862	Annual rent at 4 % on value.
	Suparibaug	1	741	11,115	444	
	The Flats, plot J ...	1	3,866	20,729	829	
	West Agripada	3	14,259	54,972	2,198	
III	Total plots disposed of ...	261	3,16,777	51,76,942	2,30,497	
IV	Plots disposed of in 1918-19 or earlier but relinquished to the Trust...	8	20,076	1,20,128	5,399	
		253	2,96,701	50,56,814	2,25,098	
	Corresponding figures for 1917-18 ...	181	2,57,212	40,04,505	1,79,028	
	Do. 1916-17 ...	125	1,60,183	45,65,815	2,02,464	
	Do. 1915-16 ...	94	2,29,633	33,68,516	1,51,394	

In Appendix **G-1** are given the details of leasing to date on each estate and a detailed list of plots leased in 1918-19 with their areas, rentals, &c. is given in Appendix **G-2.**

The demand for land in the Trust's Estates in the north of the Island continued unabated throughout the year and in fact outstripped development; many plots being taken up in Matunga which will not be ready for building

* Government have withdrawn from acquisition of this plot, but they have been asked if they wish the plot to be reserved for them pending the decision of the Postal authorities with regard to housing the postmen at Wadala.

on for another year or more. In view of the evident increase in demand for the West Agripada plots which the Trust had been unable to dispose of in spite of the low rates at which they were advertised, these plots were kept off the market till these rates had been reconsidered. In spite of the increase of these rates by from 33% to 50% the plots were rapidly taken up and there are now none left to be leased. In the congested area the Trust have now very few plots to dispose of. The demand for these is indicated by the high prices fetched by the few disposed of in 1918-19 in comparison with similar plots in the neighbourhood a few years ago: for instance plots 2 and 13 in Mandvi-Koliwada realized rates of Rs. 145 and Rs. 102, whereas similar plots disposed of in 1909 and 1912 realized Rs. 76 and Rs. 80; similarly in Princess Street plot 37 fetched Rs. 231, whereas in 1907 the next plot realized Rs. 80. In Sandhurst Road, East, plot 27 realized Rs. 405 per sq. yd. as against Rs. 204 obtained in 1916.

Short Leases.

13. There were 824 acquired buildings in charge of the Trust at the commencement of the year, and 80 were acquired during the year; out of the total of 904, 22 were demolished during the year.

At the end of the year the Trust had 882 such buildings containing 9,901 tenements of the aggregate gross annual rent of Rs. 13,37,016.

The nett change during the year is shown below:—

On	Buildings.	Tenements.	Gross rental in lakhs.	One-room tenements.	Two-room tenements.	Larger tenements.	Shops.	Godowns.	Factories, etc.
			Rs.						
1-4-1918	824	8,944	11·77	6,575	980	503	654	175	55
31-3-1919	882	9,901	13·37	7,094	929	542	932	357	47

The rents realized from acquired buildings in 1918-19 aggregated Rs. 12,05,299. The total temporary revenue realized during the year was Rs. 15,15,371 which compares with the corresponding figures of the previous two years as under:—

Particulars.	1916-17.	1917-18.	1918-19.
	Rs	Rs.	Rs.
Rents from acquired buildings	9,59,043	10,68,531	12,05,299
Rents from lands let for temporary structures, &c.	2,22,102	2,47,055	2,36,194
Rents from lands let for storing materials, &c.	32,136	26,763	27,566
Rents from lands let for cultivation, &c...	37,266	40,230	46,312
Total ..	12,50,547	13,82,579	15,15,371

In accordance with the policy followed throughout the war rents of residential tenements in Trust's acquired buildings and chawls were kept unenhanced in spite of the increase in rents of similar tenements in neighbouring buildings; but recently in view of the low level of the Trust's shops and godowns rents fixed generally long before the war, the 10 per cent enhancement permitted by the Rent Act was levied in most cases and this will increase the gross revenue from rents by Rs. 36,000 per annum.

Administration of chawls.

14. The average population of the Board's chawls and semi-permanent camps throughout the year was 19,464 as shown in the following table :—

Serial number.	Names of chawls and semi-permanent sheds or health camps.	Average population.	Deaths from: Plague. A	Plague. B	Cholera. A	Cholera. B	Small-pox. A	Small-pox. B	Other infectious diseases. A	Other infectious diseases. B	Influenza. A	Influenza. B	Other causes. A	Other causes. B	Total including outsiders.	Analysis according to age: Under 1 month.	Over 1 month & under 12 months.	Over 1 year and under 10 years.	Others.	Death-rate per 1,000 in 1915.	1916.	1917.	1918.	Remarks
1	Agripada A chawls	1,180	..	..	6	1	..	2	7	1	26	2	39	4	78	2	8	22	46	33·51	24·63	28·81	66·10	
2	„ B chawls	2,732	2	..	31	7	..	1		1	38	2	63	11	141	2	17	30	92	28·90	30·78	26·37	51·61	
3	„ C chawls	1,620	..	..	17	2	..	1	6	..	20	1	52	9	95	4	20	27	44	22·31	23·41	24·07	58·64	
4	Nagpada A chawls	480	..	..	1	..	..	..	..	..	1	..	13	1	15	..	2	2	11	26·85	14·86	8·33	31·25	
5	„ B chawls	487	..	..	..	..	..	..	2	..	6	..	7	..	15	..	1	4	10	19·65	21·01	22·59	30·20	
6	Chandanwadi chawls	2,258	..	..	23	3	..	..	5	1	11	..	45	4	84	2	13	16	53	21·31	19·73	23·03	37·20	
7	Imamwada chawls	2,736	..	..	8	..	..	..	15	1	16	1	56	4	95	1	10	13	71	22·40	19·46	14·65	34·72	
8	Princess Street chawls	232	..	..	..	..	..	..	..	..	2	..	3	..	5	..	2	2	1	17·62	8·73	8·62	21·55	
9	Mandvi-Koliwada chawls ..	779	..	..	..	..	..	..	1	..	5	..	3	..	9	..	..	..	9	26·99	6·43	6·30	11·54	
10	Suparibaug chawls	1,574	..	..	7	..	..	..	2	1	18	1	24	2	51	..	8	12	31	15·68	15·99	8·44	32·40	
11	Chinch Bunder chawls	1,504	..	..	10	1	..	..	1	..	10	..	31	2	52	1	4	8	39	..	..	12·74	34·57	
12	Semi-permanent sheds, Palton Road	890	..	..	1	..	..	..	..	..	7	..	11	1	19	..	1	2	16	20·13	15·68	27·38	21·62	
13	„ „ Chaupati ..	891	..	..	13	1	..	..	1	1	16	..	11	1	41	1	2	9	29	25·16	13·29	8·25	46·02	
14	„ „ Agripada ..	1,099	..	..	2	..	..	..	..	..	12	..	6	..	20	..	4	2	14	4·72	11·94	13·72	18·30	
15	„ „ Suparibaug ..	593	..	..	2	1	..	..	..	..	3	..	8	..	13	..	1	4	8	9·45	5·09	1·69	22·00	
16	„ „ Nowrojee Hill ..	409	..	..	2	..	..	..	..	..	6	..	1	..	9	..	2	2	5	..	..	..	22·01	
	Total ..	19,464	2	..	123	16	..	4	47	6	197	7	373	39	742	13	95	155	479	22·13	19·44	17·80	38·12	
			2		139		4		53		204		412			742				27·51	31·21	34·09	59.61	Whole City.

A = Regular residents. B = Outsiders brought in sick or diseased.

As was to be expected in a year of such disastrous epidemics as Bombay suffered from in 1918, the death-rate in all chawls was considerably in excess of that of 1917. It was more than double the average and was particularly high in Agripada ; but the high average of 38 per thousand was far below the average for the City, 59·61, and the gap between the Trust's chawl average and the general City average has continued to widen ever since 1915. Cholera and Influenza claimed 123 and 197 victims respectively in the Trust's chawls *i.e.*, more than 43 per cent. of the total deaths and none of the 16 sets of chawls escaped them.

Separate blocks or floors are reserved as far as practicable in the chawls for people of different religions. The following table gives the classification of the inmates of the chawls by religion according to the census of December 1918 :—

Chawls at	Low caste Hindus.	Other Hindus.	Mahomedans.	Christians.	Jews.	Others.	Total.
Agripada..	1,813	2,479	505	702	12	....	5,511
Chandanwadi	312	1,144	170	568	....	....	2,194
Princess Street	....	246	....	....	....	....	246
Imamwada	....	1,573	1,218	....	....	....	2,791
Nagpada	....	418	354	102	101	....	975
Mandvi-Koliwada ..	....	615	....	70	....	....	685
Chinch Bunder	....	1,518	5	....	....	....	1,523
Suparibaug	431	419	181	544	....	4	1,579
Total ..	2,556	8,412	2,433	1,986	113	4	15,504
Semi-permanent sheds at							
East Agripada	1,031	25	75	....	....	....	1,131
Palton Road	18	731	1	....	....	12	762
Chaupati	3	935	....	2	....	....	940
Suparibaug	591	....	....	....	....	....	591
Nowroji Hill	112	297	52	....	....	....	409
Miscellaneous	145	160	13	....	....	....	318
Total ..	1,900	2,148	89	2	....	12	4,151

The occupations followed by the principal tenants of the Board's chawls are shown in detail in the following statement :—

Occupation or place of employment of the tenants.	Locality of chawls.									
	Agripada.	Chandanwadi.	Princess Street.	Mandvi—Koliwada.	Nagpada.	Imamwada	Suparibaug.	Chinch Bunder.	Workmen's cottages—Matunga.	Total.
	No. of tenants.									
Mills	403	2	..	..	9	2	63	2	..	481
B. B. & C. I. Railway	41	10	..	1	2	5	51	11	..	121
G. I. P. Railway	148	9	..	4	20	7	235	18	15	456
Municipality	74	3	..	..	21	16	10	6	..	130
Port Trust	28	2	..	3	6	26	4	27	..	96
Police	18	4	1	1	7	27	2	7	..	67
Improvement Trust	20	9	2	2	5	9	2	3	..	52
Under Government but not in Police ..	75	14	5	9	33	23	7	10	..	176
Fishermen	..	..	1	92	1	6	..	18	..	118
Hospitals, missions and schools.. ..	15	9	..	3	6	11	4	...	..	48
Factories	81	17	2	7	15	79	14	14	..	229
Docks	33	110	1	7	9	21	4	35	..	220
Hawkers	59	36	9	32	32	79	5	10	..	262
Shop-keepers	67	13	..	38	3	27	1	9	..	158
Curd-sellers	63	..	..	1	1	..	..	..	..	65
Office peons	68	74	14	16	16	56	9	19	..	272
Office clerks	57	45	2	9	13	24	14	10	..	174
Domestic servants	56	48	..	2	1	4	6	12	..	129
Cart-drivers	34	3	..	1	2	7	..	6	..	53
Artisans	95	46	2	2	10	65	12	27	..	259
Tailors	12	36	..	1	5	26	14	9	..	103
Coolies	115	82	18	6	10	207	3	46	..	487
Barbers and dhobies	11	22	...	1	4	7	6	1	..	52
Pressmen	11	13	2	2	5	83	1	15	..	132
Sundry occupations	52	52	5	12	47	69	9	52	..	298
Unemployed	29	13	..	..	4	20	2	4	..	72
Total No. of occupied rooms ..	1,665	672	64	252	287	906	478	371	15	4,710
Office, stores, &c.	..	..	..	..	1	..	2	1	..	4
Vacant rooms	..	..	..	..	..	..	..	..	..	..
Grand Total ..	1,665	672	64	252	288	906	480	372	15	4,714

The occupations followed by the principal tenants of the Board's semi-permanent sheds are shown in the following statement:—

Occupation or place of employment of the tenants.	Locality of semi-permanent sheds.										
	Kalapani.	Haines Road.	Palton Road.	Chaupati.	Suparibaug.	Sion.	Tank Pakhady.	Naigaum.	Sheds for Sweepers.	Nowrojee Hill.	Total.
	No. of tenants.										
Mills	6	22	2	23	4	3	..	..	..	22	82
B. B. & C. I. Railway	1	..	..	4	..	..	..	..	..	4	9
G. I. P. Railway..	1	3	10	3	9	3	..	..	..	8	37
Municipality	12	..	3	7	98	..	24	..	..	22	166
Port Trust..	23	10	2	..	...	1	..	..	..	21	57
Police	...	..	..	3	..	..	..	..	..	..	3
Improvement Trust	..	2	23	6	..	1	..	..	..	12	44
Under Government but not in Police	...	..	2	..	..	..	..	..	..	..	2
Fishermen	...	..	9	25	..	1	..	..	..	..	35
Hospitals, missions and schools	4	..	..	8	..	..	..	..	..	..	12
Factories	2	7	..	15	..	..	..	..	..	12	36
Docks	10	5	26	3	..	..	..	..	..	12	56
Hawkers	15	36	36	..	..	..	..	..	..	8	95
Shop-keepers	5	..	10	5	..	..	..	6	..	1	27
Curd-sellers	...	..	..	..	..	..	..	..	..	..	..
Office-peons	..	..	15	63	..	..	..	..	..	6	84
Office-clerks	..	..	3	..	..	..	..	..	..	..	3
Domestic servants	4	..	..	..	..	..	..	..	..	1	5
Cart-drivers	...	10	2	..	..	..	..	..	..	3	15
Artisans	..	5	4	..	..	..	..	..	..	..	9
Tailors	...	..	..	..	..	..	..	..	..	..	..
Coolies	23	10	95	43	6	5	..	..	..	10	192
Barbers and dhobies	..	..	..	25	..	..	..	..	..	..	25
Pressmen	..	..	4	24	..	..	..	..	..	..	28
Broom-makers	25	..	..	..	..	..	..	..	..	..	25
Sundry occupations	2	..	..	3	..	..	..	14	..	10	29
Unemployed	..	..	..	...	..	1	..	..	..	8	9
Sweepers employed in B. I. Trust	..	..	..	..	..	..	..	..	24	..	24
Total number of occupied rooms	133	110	246	260	117	15	24	20	24	160	1,109
Office, stores, &c..	..	..	3	2	..	..	..	..	..	..	5
Vacant rooms	..	..	..	..	..	..	..	..	..	..	..
GRAND TOTAL ..	133	110	249	262	117	15	24	20	24	160	1,114

It is noteworthy that both in permanent and semi-permanent chawls about one-third of the occupants fall under the first 8 heads, and may be described as in the service of large employers. If these large employers, including Government, would either house a large proportion of their workmen or pay the Trust the full economic rent of their tenements, the Trust would be relieved of a considerable portion of the burden they have undertaken in housing the poor.

The following statement shows where the tenants of Board's chawls and semi-permanent sheds lived prior to their admission into these chawls:—

	Number of tenants who came from			
	Demolished buildings in Board's schemes.	Buildings in Bombay outside the schemes.	Up-country.	Total.
Permanent chawls.				
Chandanwadi	180	448	44	672
Princess Street	61	3	..	64
Mandvi-Koliwada	185	67	..	252
Imamwada	444	393	69	906
Nagpada..	43	120	124	287
Agripada	471	1,001	193	1,665
Suparibaug	36	366	76	478
Chinch Bunder	371	..	..	371
Workmen's cottages, Matunga	..	15	..	15
Total ..	1,791	2,413	506	4,710
Semi-permanent sheds.				
East Agripada	191	63	13	267
Palton Road	235	11	..	246
Chaupati	196	51	13	260
Suparibaug	117	..	..	117
Miscellaneous	24	28	7	59
Newrojee Hill	160	..	..	160
Total ..	923	153	33	1,109

The progress of quarrying operations in Nowrojee Hill necessitated the displacement of many of our tenants. The Board, therefore, under Trustees' Resolution No. 62 of 19th February 1918, sanctioned the construction of 140 semi-permanent rooms which, with an additional 20 rooms, were completed and occupied during the year. This brings up the total of rooms in semi-permanent camps to 1,114.

The remaining 252 rooms in the Spring Mill chawls were finished during the year under review, thus completing the 504 rooms fort he Spring Mills chawls as sanctioned under Trustees' Resolution No. 238 of 25th November 1913.

Government having considered it necessary to provide speedily for an increase of accommodation in Bombay for immigrant labourers, consequent on famine conditions up-country, arranged with the Trust for the construction of a number of rooms of a semi-permanent type. The Trust, within a short space of time, erected 52 rooms at Haines Road and 86 rooms on Dadar Road. It is proposed, eventually, to take over these rooms for housing population displaced by our Scheme operations.

The total 1918-19 rental of the 4,800 rooms in the Trust chawls amounted to Rs. 2,77,624 per annum. The revenue actually collected amounted to Rs. 2,77,336 or 99·76 per cent. of the total recoverable Rs. 2,76,911 of the year plus previous arrears of Rs. 1,242. The difference between Rs. 2,77,624 and Rs. 2,76,911, *viz.* Rs. 713 is due to vacancies.

The total 1918-19 rental of the 1,240 rooms including looms in the weavers' sheds in the Trust's semi-permanent sheds is Rs. 35,960 per annum. The revenue actually collected amounted to Rs. 34,918 or 95·70 per cent. of the total recoverable Rs. 35,803 of the year plus previous arrears of Rs. 682. The difference between Rs. 35,960 and Rs. 35,803, *viz.*, Rs. 157 is due to vacancies. The rents charged by the Board for their permanent chawls range from Rs. 3-4-0 per living room to Rs. 5.

The net return from each set of chawls is shown in column 14 of Appendix **I—1**. In only 2 sets, Chandanwadi and Chinch Bunder, is the return sufficient to cover interest and sinking fund charges. In Chandanwadi the rooms are small and the rents high and cost of building was considerably lower than it is now-a-days. In Chinch Bunder the rooms are much larger and land more valuable and construction more costly; nevertheless the chawls pay by reason of high rents obtained for the godowns over which they are built. This same factor renders the Mandvi Koliwada chawls nearly self-supporting in spite of the very high value of land there. Full particulars on all these points will be found in Appendices **I—1** and **I—2**. Those which may be taken as a fair sample of the Trust's purely residential chawls built in normal times are the Suparibaug chawls which were completed in 1910. Each of the 6 chawls is a reinforced concrete structure of 3 upper floors. Each chawl contains 80 rooms, measuring 176 square feet inclusive of verandah. The cost per room came to Rs. 702 for construction plus Rs. 75 for land, the average site area per room being nearly 17 square yards and the cost Rs. 4-8-0 per square yard. At the present rent, Rs. 3-4-0 per room,

the net return is only 3·34 % against insurance and sinking fund charges of 4·61 per cent.; but when war conditions come to an end, it will be feasible to raise rents gradually to Rs. 4 per room without risk of vacancies. The chawls will then be not far short of self supporting. The only chawls built by the Trust in war time were those built for the Spring Mills Company containing 504 rooms measuring (including verandah) 165 square feet each. The cost per room came to Rs. 808 for construction plus Rs. 3·83 for land, the average site area per room being 31·67 square yards and the cost Rs. 121·30 for 31·67 square yards. To make these chawls self-supporting a monthly rent of Rs. 5·35 per room would have to be charged. Chawls now to be built are not likely to cost so much as those built in war time; but conditions are still not favourable for cheap building and it is evident that chawls cannot now be built to pay, except at rents which the poor cannot afford. The housing of the poor cannot, therefore, be left to private enterprise, and it is on this account that the Trust have decided to embark on a large chawl-building programme whatever the loss thereon may be.

The percentage of outgoings to gross revenue in the Trust chawls is as in the margin. On the basis of the maximum annual rental of Rs. 2,77,624 and outgoings at 33·81 per cent. the net annual income of the permanent chawls works out to Rs. 1,83,760 or 4·30 per cent. on the cost of chawls Rs. 42,69,255 including land (*vide* Appendix **I—1.**) The Board have to pay interest and sinking fund charges on their cost at 4·61 per cent. per annum *i.e.*, Rs. 1,96,812 or Rs. 13,052 more than the net annual income from these chawls. The average population of these chawls during 1918-19 was 15,582 against 15,671 and 14,912 in 1917-18 and 1916-17 respectively, while the corresponding figures for semi-permanent chawls were 3,882, 3,373 and 3,335 respectively.

Particulars.	Permanent chawls.		Semi-permanent sheds.	
	1917-18.	1918-19.	1917-18.	1918-19.
Sanitary staff	3·56	4·27	8·88	8·50
Pump men	1·00	1·19	0·00	0·00
Cost of management and establishment ...	7·50	7·50	7·50	7·50
Municipal taxes ...	11·70	11·64	11·22	10·29
Repairs, maintenance and supply of stores...	7·99	8·96	6·57	9·91
Vacancies	0·13	0·25	0·15	0·43
Total ...	31·88	33·81	34·32	36·63

Finance.

Loan. 15. The budget of 1918-19 was framed on the assumption that it would not be possible to float a loan on favourable terms and the expenditure was cut down to the minimum consistent with immediate requirements. The Trust's total borrowings up to date stand at Rs. 568 lakhs (face value) involving interest and sinking fund charges of Rs. 25·71 lakhs per annum on net receipts of Rs. 560 lakhs (allowing for premia and discount in different years). These charges have always been regularly and punctually paid. Full details are given in Appendix **C.** The average charges come to 4·59 per cent. on net receipts, the average rate of loans to date being Rs. 98-9-5.

Sinking Fund. The sinking fund for the repayment of loans raised by the Board has been invested in public securities, full details of which are given in Appendix **C.**

16. The present banking arrangements of the Trust were described in para. 16 of the Annual Report for 1912-13. **Interest on Surplus Cash Balances.**

The Board's earnings in interest on surplus capital during the last 5 years are compared in the following table:—

Particulars.	1914–15.	1915–16.	1916–17.	1917–18.	1918–19.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Average daily balances (in lakhs)—					
(a) Not bearing interest, current a/c	0·23	0·29	0·13	0·14	0·15
(b) Bearing interest	1·94	0·85	0·74	0·88	0·82
(c) Bearing interest, fixed deposit a/c	13·85	42·76	51·24	35·49	19·19
Total ..	16·02	43·90	52·11	36·51	20·16
2. Interest earned on above (in lakhs)					
(a) on current a/c balance ..	0·04	0·02	0·01	0·02	0·02
(b) on fixed deposit balance.	0·55	1·74	2·28	1·79	0·87
Total ..	0·59	1·76	2·29	1·81	0·89
3. Average-rate per cent. of interest.					
(a) on current account ..	2·1	2·0	2·0	2·0	2·0
(b) on fixed deposit account.	3·94	4·07	4·44	5·06	4·56
(c) on whole balance ..	3·66	4·01	4·39	4·97	4·40
4. Average Bank rate	5·44	6·03	6·31	5·71	5·73

17. The audited accounts of the Board for 1918-19 are attached to this Report. **Accounts of 1918-19.**

The total receipts and expenditure of 1918-19 were as follows:—

	Opening balance.	Receipts.	Expenditure.	Closing balance.
Capital account ..	Rs. 41,02,237	4,00,328	32,63,187	12,39,378
General account.. ,, ...		47,09,328	31,33,561	15,75,767
Total ..	Rs. 41,02,237	51,09,656	63,96,748	28,15,145

18. The Board's capital receipts, other than receipts from loan, come under four main heads, *viz.*, sale of lands, sale of right to demolish acquired buildings, sale of quarrying rights and composition of rents. **Capital Account.**

The receipts under these heads in the last five years are compared below:—

	1914-15.	1915-16.	1916-17.	1917-18.	1918-19.
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Sale of lands	7,99,884	1,12,579	13,79,285	4,84,374	2,87,107
2. Sale of right to demolish acquired buildings.	80,472	85,678	42,429	68,303	43,854
3. Sale of quarrying rights ...	39,204	28,193	42,333	43,215	53,298
4. Composition of rents under Sec. 64 (1) (c) of the Act ..	1,13,650	85,459	1,32,239	41,436	16,069
Total Rs. ..	10,33,210	3,11,909	15,96,286	6,37,328	4,00,328

Receipts from the sale of land are usually small, because it is the Board's policy to convey land by lease rather than by sale in order to be better able to exercise sanitary control over their estates and in particular to prevent the creation of insanitary conditions by the overcrowding of land with buildings.

The actual cash receipts from the sale of land in 1918-19 were only Rs. 1·58 lakhs including Rs. 0·76 lakhs for land resumed by Government for a goods yard of the B. B. & C. I. Ry. at Mahaluxumi; (Rs. 0·5 lakhs) for retention of properties in Schemes 29 and 43; but to this has been added a nominal receipt (counterbalanced by nominal charges under cost of acquisition) of Rs. 1·29 lakhs on account of adjustment consequent on the exchange of land with the claimants in Scheme No. 32.

The figures under the main heads of capital expenditure during the last five years are compared below in round thousands of rupees:—

	1914-15.	1915-16.	1916-17.	1917-18.	1918-19.
	Rs.	Rs.	Rs.	Rs.	Rs.
Management and establishment...	3,68	3,85	3,08	3,28	3,82
Acquisition ..	29,56	24,17	27,63	17,03	20,57
Works	5,43	8,02	8,90	3,91	8,24
Total Rs. ...	38,67	36,04	39,61	24,22	32,63

By the end of 1918-19, the Board had raised Rs. 5,68 lakhs by loans, and their total capital receipts including Rs. 54 lakhs received from Government (50 lakhs in 1911 and 4 lakhs in 1913), amounted to Rs. 7,54 lakhs, out of which they have spent Rs. 44 lakhs on the improvement of Government and Municipal lands temporarily vested in them, Rs. 6,79 lakhs on their own acquired estates and Rs. 3 lakhs on their office building.

General Account.

19. The Trust's profits and losses upto the end of 1918-19 in their general account are set out below:—

Surplus in the general account.		Deficit in the general account.	
Year.	Amount.	Year.	Amount.
	Rs.		Rs.
1898-99	1,80,067	1906-07	56,081
1899-00	1,07,555	1907-08	1,22,781
1900-01	4,60,106	1908-09	1,25,307
1901-02	4,41,258		
1902-03	5,22,308		
1903-04	1,81,487		
1904-05	67,141		
1905-06	1,20,396		
1909-10	52,615		
1910-11	1,60,364		
1911-12	2,93,217		
1912-13	4,95,948		
1913-14	7,36,193		
1914-15	7,48,062		
1915-16	7,90,642		
1916-17	10,04,736		
1917-18	12,69,832		
1918-19	15,75,767		
Total ...	92,07,694	Total Rs. ...	3,04,169

Net balance Cr. Rs. 89,03,525

The Trust raise capital for their operations mainly by public loans on 4 per cent. debentures of 60 years' currency, and the general account depicts the struggle between the interest and sinking fund charges on these loans and the net revenue from the temporarily vested and the acquired estates in which capital has been sunk. The charges increase steadily from year to year with the annual borrowings, and the net revenue from each estate gradually increases until the estate is fully developed. In the early stages of development interest and sinking fund charges naturally expand faster than revenue.

The following is an analysis of the general account during the last 21 years :—

Analysis of General Account.
(*Figures in Lakhs.*)

No.		Total to end of 1908-09.	1909-10	1910-11	1911-12	1912-13	1913-14	1914-15	1915-16	1916-17	1917-18	1918-19
	SPECIAL ITEMS.											
1	Interest and sinking fund charges—											
	On debt due to Government and Municipality under Section 68 ..	..	1·1	0·8	1·0	1·1	0·8	..	..	..	..	..
	On debentures ..	68·9	16·0	19·1	20·2	20·6	21·4	22·4	23·8	25·8	25·6	25·2
	Total ..	68·9	17·1	19·9	21·2	21·7	22·2	22·4	23·8	25·8	25·6	25·2
2	Receipts other than Municipal contribution	74·6	13·6	16·7	19·5	20·7	23·8	25·0	26·7	30·1	33·2	35·6
3	Expenditure other than interest and sinking fund charges.	21·6	3·8	4·1	4·1	3·4	3·5	4·9	5·2	5·3	5·9	6·1
4	Net revenue (2-3) ..	53·0	9·8	12·6	15·4	17·3	20·3	20·1	21·5	24·8	27·3	29·5
5	Shortage (1-4) to be made good from Municipal contribution.	15·9	7·3	7·3	5·8	4·4	1·9	2·3	2·3	1·0	—1·7	—4·3
6	Municipal contribution—											
	Section 73	..	..	0·6	..	..	..	..	..	..	..	..
	„ 72	33·6	7·8	8·3	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5
	Total ..	33·6	7·8	8·9	8·7	9·3	9·3	9·8	10·2	11·0	11·0	11·5
	Profit+or loss—(6—5).	+17·7	+0·5	+1·6	+2·9	+4·9	+7·4	+7·5	+7·9	+10·0	+12.7	+15·8

Net revenue from Trust estates has increased from Rs. 9·8 lakhs in 1909-10 to Rs. 29·5 lakhs in 1918-19, and it is a matter for congratulation that it has increased much faster than the interest and sinking fund charges.

For the second time the Trust's net revenue of the year has more than sufficed for the service of debt charges independently of the Municipal contribution. The Trust's surpluses since 1909-10 have under the amended Act been utilized towards capital expenditure, thereby reducing borrowings by Rs. 69·14 lakhs. The earlier surpluses were made over to Government and the Municipality.

Full details of the Municipal contribution year by year are given in Appendix **B-4**.

20. As usual the collection work was very well done, as will be seen from the following table :— **Collection of revenue.**

Particulars	Revenue		Total
	Permanent	Temporary	
	Rs.	Rs.	Rs.
Amount for collection	15,00,492	19,47,031	34,47,523
„ collected	14,81,570	18,27,625	33,09,195
„ „ in advance	4,571	....	4,571
„ written off	....	5,136	5,136
„ outstanding on 1st April 1919.	18,922	1,14,270	1,33,192
„ „ on 1st May 1919.	14,262	36,378	50,640
„ „ on 1st June 1919.	11,621	27,277	38,898

Permanent revenue is collected by three clerks in the accounts branch of the Secretary's office and temporary revenue by three chawl superintendents, a chawl clerk and temporary staff of ten rent collectors under the Land Manager. The former had at the end oft he year outstandings of 1·2 per cent. and the latter 5·87 per cent. of the total amount for collection in the year ; while of the grand total of over Rs. 34 lakhs for collection in the year only 1·1 per cent. was outstanding on the 1st June 1919. In connection with temporary revenue 229 suits were filed during the year for arrears aggregating Rs. 7,434 of which Rs. 2,413 still remain to be recovered. In round figures the number of rent bills issued in the year was 3,100 for permanent and 1,90,000 for temporary revenue, the corresponding figures in 1917-18 being 2,800 and 1,79,700 respectively. A comparative statement showing the number of permanent tenancies with demand and collection as on 31st March of the past ten years is given below :—

Particulars.	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919
Number of tenancies	292	305	338	372	451	486	524	623	702	828
Demand includiug past arrears in lakhs of rupees	5·78	6·28	7·09	8·65	9·70	10·57	11·27	11·92	12·93	15·00
Collection in lakhs of rupees ..	5·16	5·98	6·75	8·23	9·46	10·34	11·14	11·83	12·79	14·81
Arrears in lakhs of rupees	0·62	0·30	0·34	0·42	0·24	0·23	0·13	0·09	0·14	0·19
Percentage of arrears to demand ..	10·6	4·8	4·7	5·0	2·4	2·2	1·1	0·7	1·0	1·2

The steady increase in number of tenancies and rent for collection is due to acquisition outstripping demolition under the policy of confining demolition to the minimum, especially during the war. This policy was necessitated by the shortage of residential accommodation for the poor and middle classes resulting from the check given by war conditions to building operations.

21. The method of distributing the cost of management and establishment which had been sanctioned in Government Resolution No. 8330, dated the 16th October 1914, for the year 1914-15 and for the three succeeding years, *i.e.*, to end of 1917-18 was explained in Appendix **M-1** to Report for 1912-13. The general idea is to debit each estate with certain particulars of the revenue collected from it and of the capital spent upon it during the year corresponding to the charges that would be made by an estate agent for collection of **Cost of management and establishment.**

revenue, supervision of acquisition and works and disposal of plots in the estate. The cost of the Tribunal is distributed to the several estates in proportion to the time spent by the Tribunal in hearing cases in the respective estates and lump sum debits are made to particular estates in respect of the special work done for them by the establishment but not reflected in the capital charges or the revenue collection of the year.

The method of distribution adopted for the year 1918-19 is generally the same as that adopted for the previous years but the Board have, subject to the sanction of Government, decided to do away in future with "reserves" (*i.e.*, differences between the "actuals" and the "normals"). This is attained by proportionately reducing or increasing the total of the normals (as worked out by calculating the usual percentages and after adjustment of any special debits or credits) to bring the figure to the *actual* cost of management and establishment. The "reserve" already accumulated (which was Rs. Rs. 2·19 lakhs) will stand as a reduction of expenditure on the schemes under which it was shown in the accounts. The actual distribution arrived at is shown in Appendix **M-1**. The "normals" for 1918-19 (after adjustments of one special credit) amounted to Rs. 6,20,740 against the actual charge of Rs. 5,28,048. The "normal" percentages were accordingly reduced for the year 1918-19 by 14·9 per cent. as shown below :—

	Normal per-centage.	Actual per-centage for the year charged to schemes
Acquisition	7½	6·36
Works	7½	6·36
Capitalized value of lands leased	4½	3·81
Sale-proceeds	2½	2·11
Permanent revenue	2½	2·11
Temporary revenue	7½	6·36

The actual management and establishment charges of 1918-19 amounted to Rs. 5·28 lakhs, of which Rs. 3·82 lakhs were charged to capital account and Rs. 1·46 lakhs to general account. The corresponding charges of 1917-18 totalled Rs. 4·86 lakhs, of which Rs. 3·28 lakhs were charged to capital account and Rs. 1·58 lakhs to general account. The increase in the total charges was mainly due to the additional war allowance sanctioned in Trustees' Resolution No. 375, dated 13th December 1918.

Provident Fund.

22. The closing balance on 31st March 1919 in the accounts of the Provident Fund, established for the officers and servants of the Trust under Section 91 (6) of the Act, was Rs. 4,64,614-8-6 as shown below :—

	Rs. a. p.	Rs. a. p.
Opening balance		4,21,868 3 7
Receipts during the year—		
Employés' subscription	17,139 0 9	
Trustees' contribution	17,643 10 7	
Interest on employés' subscription	8,380 11 1	
Interest on Trustees' contribution	8,765 15 10	
		51,929 6 3
Total ..		Rs. 4,73,797 9 10
Deduct—		
Payments to subscribers and nominees (including amount forfeited)		9,183 1 4
Balance ..		Rs. 4,64,614 8 6

The following investments of the Board have been earmarked on account of the Provident Fund :—

	Nominal value.	Cost.		
	Rs.	Rs.	a.	p.
(a) 3½ per cent. Government Promissory Notes for ..	32,100	31,443	14	6
(b) 4 per cent. Government Promissory Notes for ..	82,000	83,976	15	6
(c) 4 per cent. Port Trust Debentures for	2,14,000	2,15,607	8	0
(d) 4 per cent. Bombay Improvement Trust Debentures for	20,000	19,450	0	0
(e) 5½ per cent. Indian War Bonds 1920 for	75,000	74,925	0	0
Total ..	Rs. 4,23,100	4,25,403	6	0

Personnel.

23. The following gentlemen served as Trustees throughout the year :— **The Board.**

(1) Sir Bhalchandra Krishna Bhatwadekar Kt.,
(2) The Hon'ble Sir Dinshaw Edulji Wacha, Kt.,
(3) Mr. Cowasji Jehangir Readymoney, O.B.E., B.A.
(4) The Hon'ble Mr. Chunilal V. Mehta, M.A., LL.B.
(5) Mr. G. W. Hatch, I.C.S.
(6) Sir Sassoon David, Bart.
(7) Sir Lawless Hepper, Kt.
(8) The Hon'ble Mr. Lalubhai Samaldas Mehta, C.I.E.

The ex-officio seat of the General Officer Commanding, Bombay Brigade was held by—

(1) Major General Sir Wyndham Knight, C.S.I., C.B., D.S.O., A.D.C., from 1st April 1918 to 9th September 1918 and from 12th October 1918 to date.

(2) Col. G. S. Fraser, I.A., from 10th September 1918 to 11th October 1918.

The ex-officio seat of the Collector of Bombay was held by—

(1) Mr. W. C. Shepherd, B.A., I.C.S., from 1st April 1918 to 17th September 1918 and from 30th October 1918 to date.

(2) Mr. George Leathem, B.A., I.C.S., from 18th September 1918 to 29th October 1918.

The ex-officio seat of the Municipal Commissioner was held by Mr. P. W. Monie, M.A., I.C.S., throughout the year.

Mr. A. M. Tod, the representative of the Chamber of Commerce went on leave from 15th December 1918 and Mr. H. G. Cocke was elected to act for him from 14th January 1919.

Mr. A. H. Whyte, one of the nominated Trustees, resigned his seat on the Board from 9th January 1919 and Mr. Mahomedbhoy Currimbhoy Ebrahim was nominated by Government to serve in his place from 18th February 1919.

At the close of the year two Trustees Sir Dinshaw E. Wacha and Sir Bhalchandra Krishna, who had represented the Municipality continuously since the constitution of the Trust 20 years ago, resigned their seats.

Chairman and Staff.

24. Mr. J. P. Orr, C.B.E., C.S.I., B.A., I.C.S., continued to hold the office of Chairman throughout the year. During his absence on 1 month and 3 days' privilege leave from 23rd September 1918 to 25th October 1918 Mr. A. H. Whyte acted for him.

The services af Mr. K. N. Ramasubba Aiyar B.A., B.L., Secretary and chief Accountant, were obtained on loan from the Travancore Durbar on Foreign Service conditions for 3 years as from the original date of his relief on leave to take up the appointment under the Trust (23rd January 1918) and his pay was fixed for the first year of his service at Rs. 655-8-5 and from 18th January 1919 he was granted the maximum pay of the post, Rs. 800 (*vide* Government Order G.D., No. 4205 of 20th May 1919). Mr. Ramasubba Aiyar, proceeded on privilege leave for 2 months and 20 days from 3rd March 1919 and during his absence, Mr. A. R. King was appointed to act for him on a special salary of Rs. 750 p.m.

Mr. J. F. Watson, B. E., A.M.I.C.E., Trust Engineer, who was granted combined leave from 10th May 1915 and special leave on half pay from the date of acceptance of a temporary commission in the Army *viz.*, 5th Augus 1915, was recalled to duty and he resumed charge of his office on the 17th February 1919. During his absence on leave the Board had made departmental arrangements for the conduct of work which was distributed between Messrs. Hawkins and Katrak except for the period from 13th February 1918 to 9th January 1919, when Mr. Katrak was Offg. Trust Engineer.

Mr. F. G. B. Hawkins, A.R.I.B.A., Trust Architect, who was absent on 8 months' combined leave (privilege and furlough) from 13th February 1918 and then on special leave on half pay from 13th October 1918, wat also recalled to duty and he resumed his duties on the 10th January 1919. During his absence, an arrangement was made with Mr. G. Wittet, then Consulting Architect to Government, to review important plans.

Mr. S. D. Prabhavalkar, L.C.E., Assistant Engineer, continued to draw the local allowance of Rs. 50 and extra conveyance allowance of Rs. 25 on account of supervision of the Spring Mills chawl work, which was completed at the close of the year.

Mr. M. S. Bharucha, L.CE., Land Manager, who completed 62 years of age on 30th December 1918, was granted further extension of service till 31st March 1920 under rule 4 of the Trust Service Rules.

Mr. R. H. A. Delves, F.S.I., Dy. Land Manager, was appointed Estate Agent in independent charge of the Development Department, the pay of the appointment being fixed at Rs. 2,000-50-2,250, from 1st March 1919.

Mr. J. T. Burge, F.S.I., 1st Assistant Land Manager, who had been permitted to accept a commission in the Indian Army Reserve of Officers for the period of war and granted special leave on half pay from 13th May 1916, returned to duty on 22nd December 1918.

There were no other changes in the Trust staff during 1918-19.

25. Mr. J. Sanders Slater, Bar.-at-law, held the office of the President, Tribunal of Appeal till 20th March 1919, when he resigned and no one was appointed in his place till the end of the year. Mr. Slater was on privilege leave for six weeks in July 1918. **Tribunal of Appeal.**

Messrs. A. E. Mirams, F.S.I., and W. A. Chambers, held respectively the offies of the Government Assessor and Municipal Assessor of the Tribunal of Appeal throughout the year.

26. There was only one Special Collector under the Land Acquisition Act, Khan Bahadur R. B. Vakil, I.S.O., throughout the year. **Special Collector.**

Meetings.

27. There were 42 Board meetings and 42 Committee meetings during the year, the corresponding figures being 48 and 31 in 1917-18 and 42 and 52 in 1916-17. **Meetings.**

The attendance at Board meetings averaged 81·6 per cent. of the maximum 14 and that at Committee meetings, 86·5 per cent. of the maximum 6.

Chief Subjects of Debate.

28. In Appendices **O-1** and **O-2** will be found a selection from the resolutions of the Board dealing with matters of importance that were under consideration during the year. Those that have not already been referred to in earlier paragraphs are epitomised below:—

(*a*) SLUM IMPROVEMENT:—The 1917-18 debate on the Trust's slum improvement policy and in particular on the question which of the represented areas should be first dealt with was brought to a head in April 1918, when the Board selected Kolbhatwadi as the represented area to be first dealt with and called on the Improvements Committee for a recommendation as to the localities in which schemes for new residential estates suitable for the accommodation of middle class emigrants from the slums should be undertaken. These decisions led to the preparation of the Kolbhatwadi Scheme, on the one hand and of the Wadala, Worli and Dharavi Schemes on the other. All these Schemes have been described in para. 8. Meanwhile the Board had considered a note prepared by the Chairman on the advisability of extending the methods of the experimental Undria Street Scheme to other parts of the congested area in which the density of population and the high value of properties made the ordinary wholesale acquisition and demolition method impracticable, because it involved too heavy initial outlay and dishousing of population on far too large a scale. The conclusion drawn from experience in Undria Street was that under the new method of demolishing only rear portion of houses so far as necessary to create a 20-ft. rear open space for the ventilation of blocks between parallel streets, the initial outlay would be reduced to one-seventh of what it would be under the old method, while the floor area in houses would be reduced by only 5% and the displacement of population would consequently be negligible. The Board decided that the new method would be worth trying; and that to this

end certain changes should be made in the Trust Act, with a view to facilitating the improvement of slums of the Undria Street type which cover a large proportion of the central congested area.

(*b*) AMENDMENT OF THE TRUST ACT :—In accordance with the decision just mentioned, a draft of a new Section 49-A, which had been prepared by the Board's Solicitors in consultation with the Chairman and revised by the Special Committee, was approved by the Board and submitted to Government in September 1918 [*Vide* Appendix **O-3 (A)**] with a request that it should be embodied in the Trust Act. Government have not yet arrived at a decision in the matter. It will not be feasible to do much in the way of direct attack on the slums in the central congested area except under the proposed new Section until the population of that area has been thinned out by migration of the middle classes to the new estates now to be created by the Trust in the north of the Island.

Two other amendments of the Act were proposed to Government in the course of the year, *viz* ;—

(i) An amendment enabling the Trust to purchase land whenever an opportunity presents itself without waiting to bring the land within the purview of a scheme, the object being to have a reserve of land suitable for location of chawls for the poor to be dishoused in the Trust's schemes.

(ii) An amendment simplifying the procedure prescribed for execution of agreements on behalf of the Trust.

The Trustees' Resolutions embodying these amendments will be found in Appendices **O-3 (B)** and **(C)**.

(*c*) TRANSFER OF THE TRUST'S FUNCTIONS TO THE MUNICIPALITY :—The discussion regarding the proposal to transfer the Trust's work to the Municipality resulted in February 1918 in the submission of a representation to Government by the Corporation. Government having sent the representation to the Trust for comment, the matter was referred to a Special Committee and debated at several meetings of the Committee and of the Board, and in July 1918 the Board approved the Committee's draft reply expressing the view that the proposed transfer would not be to the interest of the City. The Board's reasons for this view are set out in paras. 3, 4 and 5 of the letter which is printed in Appendix **O-4**. Government intimated to the Municipality in December 1918 that they were inclined to agree to the transfer of the powers and duties in respect of the improvement of the City of Bombay at present vested in the Board of Trustees appointed under the City of Bombay Improvement Act, 1898, from that body to the Municipality but added that there were certain matters of detail requiring to be discussed before the Government of India could be approached. Government suggested that the Municipal Commissioner and five or six representatives to be nominated by the Corporation should discuss those matters with them (the Government).

The decision had not been communicated to the Trust by the end of the year and no further action has yet been taken upon it.

HOUSING THE TRUST'S PEONS :— The Board had under consideration at the end of the year the question of housing their menial staff. The Chairman had been directed by Trustees' Resolution No. 285 of 30th October 1917 to prepare a scheme for providing peons with quarters at a rent of Rs. 1-8 per mensem. In March 1919 the Engineer submitted tentative plans of a chawl containing 60 two-room tenements and recommended that the Board should house their peons *gratis* in these tenements. The economic rent of these tenements was worked out at Rs. 18 but at pre-war rates this figure would have been Rs. 12 and if the value of the land (which cost the Trust nothing as it was Municipal land vested in the Trust for 99 years) were written down from Rs. 15 to Rs. 5, the economic rent would be Rs. 9-13, *i.e.*, Rs. 5-13 more than the house allowance the peons now get. The Chairman held that in view of the probability of a reduction in cost of building after the war the privilege of admission to these costly chawls should for the present be limited to the 57 senior peons on Rs. 12 per month, the remaining 78 being housed in the ordinary single-room tenements. After some discussion the Board referred the matter to the Finance and Establishment Committee and have since the close of the year decided that the ordinary one-room tenement chawl design (capable of being converted into two-room tenements) which is likely to cost Rs. 1,000 per room (besides ground-rent) should be adopted for these chawls. The economic rent in this case will amount to Rs 7-4 per room. It hasnot been decided what rent the peons should be asked to pay.

CO-OPERATIVE HOUSING :—There are happily signs that the Co-operative Housing movement has come to Bombay to stay. The success of the Saraswat Co-operative Housing Society's buildings in the Trust's Gamdevi Estate has stimulated similar enterprises elsewhere and early in 1918-19 the Trust received an application from the G.I.P. Railway Company for the lease of 60 plots in Matunga aggregating 15¾ acres, which the Company proposed to make over by way of subsidy to their employés' Co-operative Housing Society. For a few of these plots there were other applicants who offered the same rents but in pursuance of the policy of encouraging co-operative housing, the Board granted the plots to the Railway Company [*vide* Trustees' Resolution No. 145 of 7th May 1918 in Appendix **O-5 (A)**].

Towards the end of the year Rao Bahadur S. S. Talmaki, the pioneer of co-operative housing in Bombay, who had long been working for the establishment of the Bombay Hindu Co-operative Housing Society on the Trust's Estate, applied, on behalf of that Society, for two groups of the Board's Matunga plots aggregating some 22 acres for that Society and the Board stated that they would be prepared to accept the application on certain special terms [*vide* Trustees' Resolution No. 106 of 11th March 1919 in Appendix **O-5 (B)**] which ensure that the houses to be built shall be of a type suitable for middle class people of small means. In view of this restriction the Board agreed to accept rates some 25% lower than they might have got in the open market, their justification being the fact that the other plots which they had put up to public competition in Matunga had

fetched too high rates to be devoted to low-rented houses, so that the benefit of the creation of new estates by the Trust was going to the richer classes to the exclusion of the middle classes, for whose benefit the estate schemes were planned.

RULES RE-GARAGES :—In view of the increasing demand for garage sites, particularly near the Fort, and of the frequent applications for permission to appropriate parts of spaces outside the prescribed building lines in Trust plots for garages, the Board found it necessary to lay down a definite policy for dealing with these applications and accordingly the conditions on which such permission should ordinarily be granted were considered by the Land Committee, whose recommendations were adopted by Trustees' Resolution No. 296 of 27th September 1918 (*vide* Appendix **O-6**) under which the Board secure in the shape of premium or additional rent their fair share in the profit the lessee makes by erecting the garage.

Estate Statistics.

29. The following table gives some indication of the work done by the Trust in the gradual development of their estates in recent years :—

Trust's Estate Statistics.

As at end of year.	I.—Area of Estate. Developed. Total in acres.	Developed. Leased plots. Acres.	Developed. Leased plots. Annual rent in lakhs.	Developed. Unleased plots, acres.	Undeveloped. Total in acres.	Undeveloped. No. of buildings.	Undeveloped. No. of tenements.	Undeveloped. Net annual temporary revenue in lakhs.	Total. Acres, cols. 2 + 6.	Total. Annual revenue in lakhs. cols. 4 + 9.	II.—Area resumed or sold in acres.	II.—Area to be acquired in acres.	IV.—Roads. Constructed in miles.	IV.—Roads. Cost of construction in lakhs.	V.—Chawls. Tenements provided.	V.—Chawls. Cost in lakhs.	V.—Chawls. Actual rent in lakhs.	V.—Chawls. Actual net revenue in lakhs per annum.	VI.—Police chawls. Tenements provided.	VI.—Police chawls. Cost in lakhs.	VI.—Police chawls. Annual rent in lakhs.	VII.—Tenements for families in lessees' completed buildings.	VIII.—Total new tenements, cols. 16 + 20 + 23.	IX.—Cost of programme. spent. In lakhs.	IX.—Cost of programme. to be spent. In lakhs.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
1909–10.. ..	298	98	6·4	86	944	264	4,416	3·2	1,272	9·6	81	602	12·1	17·4	2,940	32·3	1·0	0·7	885	12	0·5	2,740	6,813	346	232
	30 / 328														*248	1·60	0·20	0·11							
1910–11.. ..	279	114	7·4	81	1,069	410	6,032	5·0	1,404	12·4	89	461	13·0	18·0	3,647	38·6	1·3	0·8	902	12	0·5	3,456	8,253	403	173
	56 / 335														*248	1·60	0·19	0·11							
1911–12.. ..	277	123	8·2	80	1,070	540	7,109	5·7	1,408	13·9	185	331	13·2	19·6	4,271	40·5	1·9	1·3	902	12	0·5	4,390	9,811	445	308
	61 / 338														*248	1·63	0·18	0·10							
1912–13.. ..	295	132	9·6	70	1,096	517	6,404	6·6	1,453	16·2	197	221	14·1	21·1	4,301	40·5	2·2	1·5	902	12	0·5	4,919	10,383	456	346
	62 / 357														*261	1·69	0·16	0·08							
1913–14.. ..	293	145	10·5	59	1,121	873	9,879	7·5	1,479	18·0	215	134	14·3	22·1	4,301	40·5	2·2	1·7	902	12	0·5	5,737	11,591	509	276
	65 / 358														*651	2·26	0·16	0·10							
1914–15.. ..	308	157	11·2	57	1,119	899	10,779	7·4	1,494	18·6	249	130	15·6	24·2	4,301	40·5	2·2	1·5	902	12	0·5	6,151	12,282	540	259
	67 / 375														*928	2·55	0·27	0·19							
1915–16.. ..	367	200	12·7	61	1,090	860	10,337	7·7	1,525	20·4	253	96	17·2	26·0	4,316	40·7	2·3	1·5	902	12	0·5	6,624	12,795	572	307
	68 / 435														*953	2·66	0·3	0·16							
1916–17.. ..	391	227	14·6	53	1,068	836	9,228	9·0	1,530	23·6	261	112	18·1	30·2	4,750	46·7	2·5	1·6	1,162	13·3	0·6	7,138	14,003	597	281
	71 / 462														*953	2·67	0·3	0·17							
1917–18.. ..	553	263	16·2	91	903	824	8,944	9·7	1,527	25·9	286	117	19·9	33·1	†4,940	‡46·7	2·8	1·8	1,162	13·3	0·6	8,155	15,211	615	278
	71 / 624														* 954	2·76	0·3	0·17							
1918–19.. ..	554	318	18·4	39	911	882	9,901	10·8	1,539	29·2	293	134	21·3	38·1	†5,192	‡46·8	2·8	1·8	1,162	13·3	0·6	9,612	17,080	644	297
	74 / 628														*1,114	3·22	0·3	0·17							

Italics in col. 2 indicate area of roads handed over to the Municipality.

† Including 504 in Spring Mills chawls which are the property of the Board for 28 years only.

* Semi-permanent sheds for dishoused tenants.

‡ Exclusive of the cost of Spring Mills chawls, *viz.*, 5·18 lakhs.

The close of the Trust's 20th year finds them in possession of estates aggregating one-ninth of the total area of the Island and accommodating one-eleventh of the total population with a sanctioned programme involving the expenditure of Rs. 941 lakhs on the City (644 past and 297 future) and resources sufficient to justify them in undertaking new schemes costing Rs. 145 lakhs net. At the end of the year under report the properties on the Trust Estates were rated at Rs. 91·5 lakhs showing an increase of Rs. 65·5 lakhs over the assessment of properties on the same land when it first came into the Trust's possession.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1919.

Appendix A.

Capital Account.

Figures in Lakhs.

—	1914-15.		1915-16.		1916-17.		1917-18.		1918-19.	
	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.	In year.	To the end of year.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
Receipts.										
Loan	19·2	512·2	55·8	568·0	..	568·0	..	568·0	..	568·0
Discount—or premium +	—0·6	—6·8	—0·9	—7·7	..	—7·7	..	—7·7	..	—7·7
Sale proceeds..	10·4	41·4	3·1	44·5	16·0	60·5	6·3	66·8	4·0	70·8
Appropriation from general account	7·5	42·6	7·9	50·5	10·0	60·5	12·7	73·2	15·8	89·0
Special contribution from Government	..	54·0	..	54·0	..	54·0	..	54·0	..	54·0
TOTAL ..	36·5	643·4	65·9	709·3	26·0	735·3	19·0	754·3	19·8	774·1
Expenditure.										
I.—On Government and Municipal property.										
Schedule "C"	0·2	5·8	0·2	6·0	0·3	6·3	0·2	6·5	0·1	6·6
" "D"	*N.*	8·2	1·3	9·5	5·6	15·1	0·1	15·2	0·2	15·4
" "E"	..	4·6	..	4·6	..	4·6	0·1	4·7	..	4·7
Police Accommodation Schemes ..	..	10·3	1·8	12·1	3·4	15·5	0·6	16·1	0·8	16·9
TOTAL ..	0·2	28·9	3·3	32·2	9·3	41·5	1·0	42·5	1·1	43·6
II.—On the Trust's own acquired lands.										
Cost of management	1·8	22·4	1·6	24·0	1·2	25·2	1·0	26·2	1·2	27·4
Cost of establishment	1·8	28·7	1·7	30·4	1·5	31·9	1·8	33·7	2·4	36·1
Acquisition of land	29·6	451·7	24·0	475·7	22·1	497·8	16·6	514·4	20·6	535·0
Chawls	1·0	29·8	0·7	30·5	1·2	31·7	0·1	31·8	0·5	32·3
Roads	3·4	16·8	2·2	19·0	2·0	21·0	3·0	24·0	6·4	30·4
Other works	0·1	8·2	0·7	8·9	0·9	9·8	*N.*	9·8	*N*	9·8
Mill Company's chawls	*N.*	*N.*	1·7	1·7	1·4	3·1	0·6	3·7	0·4	4·1
TOTAL ..	37·7	557·6	32·6	590·2	30·3	620·5	23·1	643·6	31·5	675·1
III.—Miscellaneous.										
Office buildings	*N.*	3·2	..	3·2	..	3·2	..	3·2	..	3·2
Other items	0·8	4·0	0·1	4·1	..	4·1	..	4·1	..	4·1
TOTAL ..	0·8	7·2	0·1	7·3	..	7·3	..	7·3	..	7·3
IV.—Disposal of profits under section 79 (3).	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
TOTAL ..	..	19·9	..	19·9	..	19·9	..	19·9	..	19·9
GRAND TOTAL ..	38·7	613·6	36·0	649·6	39·6	689·2	24·1	713·3	32·6	745·9
Balance ..	—2·2	29·8	29·9	59·7	—13·6	46·1	—5·1	41·0	—12·8	28·2

N= negligible.

Note :—Vide Administration Report for 1908-09, p. 23, for corresponding figures for 11 years ended 31-3-09.
" " " 1915-16, p. 38 " " " 7 " 31-3-16.

BOMBAY, 1st *September* 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-1.

Analysis of General Account.

Figures in cols: 2 to 12 shown in lakhs.

YEAR.	Receipts.					Expenditure.					Balance appropriated to capital account.	Remarks.
	Rents.	Municipal contribution.	Interest on investment.	Miscellaneous.	Total.	Maintenance.	Municipal rates and taxes.	Interest and sinking fund.	Miscellaneous.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12	
1898–99	1·9	..	..	..	1·9	0·1	..	..	..	0·1	1·8	Rent received in 1898–99 was mainly rent under Schedule F.
1899–1900	0·7	..	0·8	..	1·5	0·2	0·2	..	..	0·4	1·1	
1900–01	0·9	4·75	1·65	..	7·3	0·3	0·2	2·2	..	2·7	4·6	
1901–02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	..	3·1	4·4	
1902–03	1·4	5·0	3·5	..	9·9	0·4	0·2	4·1	..	4·7	5·2	
1903–04	2·6	3·5	2·3	..	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904–05	5·8	2·0	2·7	..	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905–06	9·7	2·5	1·9	..	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											20·8	
1906–07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907–08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908–09	9·4	4·5	1·2	0·1	15·2	2·5	0·8	13·0	0·1	16·4	—1·2	
											—3·0	
											17·8	
1909–10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	* Includes interest paid to Government and the Municipality under section 68 (1) of the Act.
1910–11	14·4	8·9	1·5	0·1	24·9	*3·1	1·0	19·1	0·1	23·3	1·6	
1911–12	16·6	8·6	2·2	0·1	27·5	*3·0	1·3	20·2	0·1	24·6	2·9	
1912–13	18·0	9·2	2·0	..	29·2	*2·7	1·0	20·5	0·1	24·3	4·9	
1913–14	20·9	9·3	2·5	..	32·7	*2·4	1·2	21·4	0·3	25·3	7·4	
1914–15	23·0	9·8	1·5	0·1	34·4	2·7	1·5	22·4	0·3	26·9	7·5	
1915–16	24·8	10·2	1·5	..	36·5	2·9	1·6	23·8	0·3	28·6	7·9	
1916–17	27·2	11·0	2·5	0·1	40·8	3·1	1·7	25·8	0·2	30·8	10·0	
1917–18	29·8	11·0	2·9	0·1	43·8	3·6	1·7	25·6	0·2	31·1	12·7	
1918–19	33·2	11·5	2·0	0·1	46·8	3·6	2·0	25·2	0·2	31·0	15·8	
Total to end of 1918–19	269·5	131·0	40·1	1·1	441·7	40·9	20·3	289·0	2·5	352·7	89·0	

Year.	Government.	Municipality.	Total.
1909–10 ..	65,350	41,241	1,06,591
1910–11 ..	46,440	37,841	84,281
1911–12 ..	61,858	37,276	99,134
1912–13 ..	68,194	37,431	1,05,625
1913–14 ..	54,644	27,668	82,312
	2,96,486	1,81,457	4,77,943

Out of 269·5 rents no less than 135·2 or 50·2 per cent. was from temporary occupations.

Of the 89·0 surplus 18·9 was paid to the Municipality and 1 to Government and the balance Rs. 69·1 lakhs relating to the years 1911-12, *et. seq.*, has under the amended Act been appropriated to capital.

Of the 131·0 Municipal contribution, 18·9 was refunded, so that the net Municipal contribution, after deducting taxes, is Rs. 91·8 lakhs in the 21 years.

Government contribution (profits from Schedule C lands) after deduction of the 1 lakh refunded to them as their share of profits, is 33·9 lakhs in the 21 years.

BOMBAY, 1*st September* 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix B-2.

Showing from Appendix B-1 how the burden of interest and sinking fund charges on Trust's borrowings has been shared by Government, the Municipality and the Trust up to the end of 1918-19.

(*For explanation of the method followed,* vide *Annual Report for* 1908-09, *pp.* 25 *to* 29.)

Figures in lakhs.

Sources of revenue.	Rents.	Maintenance.	Taxes.	Profit from land, columns 2—3—4.	Profit from cash transactions.	Net profit in general account distributed between Government, Municipality and Trust.	Distribution of interest and sinking fund charges, col. 5+ col. 6 - col. 7.	Percentage of interest and sinking fund charges.	Remarks.
1	2	3	4	5	6	7	8	9	10
Government	44·8	8·9	0·98	† 34·9	....	1·0	33·9	11·8	† The following sums having been credited to the capital account find no place in this statement :— Government. Municipality. Cash grants .. 54·00 .... Compensation for resumption of land, premia on leases, &c. 11·15 0·93
Municipality	6·8	3·3	0·45	† 3·1	131·0	18·9	115·2	39·8	
Trust	217·9	28·7	18·9	170·3	38·7	* 69·1	139·9	48·4	
Total ...	269·5	40·9	20·3	208·3	169·7	89·0	289·0	100·0	
If the Municipality had levied no taxes from the Trust, the figures would have been as follows :—									
Government	44·8	8·9	..	35·9	..	1·0	34·9	12·1	
Municipality	6·8	3·3	..	3·5	131·0	39·2	95·3	33·0	
Trust	217·9	28·7	..	189·2	38·7	69·1	158·8	54·9	
Total ...	269·5	40·9	..	228·6	169·7	109·3	289·0	100·0	

* Profits have been retained by the Trust as under in accordance with the amended Act:—

1911-12 ..	2·9
1912-13 ..	4·9
1913-14 ..	7·4
1914-15 ..	7·5
1915-16 ..	7·9
1916-17 ..	10·0
1917-18 ..	12·7
1918-19 ..	15·8
	69·1

BOMBAY, 1st *September*, 1919.

W. C. SHEPHERD, *Chairman,*

City of Bombay Improvement Trust.

Appendix B-3.

Comparison of the amounts contributed towards Trust's interest and sinking fund charges up to end of 1918-19 by Government and Municipality with the capital borrowed by Trust up to end of 1918-19 for expenditure on Government and Municipal lands vested in the Trust.

(000 *omitted.*)

ITEM.		Capital borrowed			Government and Municipal contributions to interest and sinking fund charges to end of 1918-19, *vide* Appendix B-2, col. 8.
		For works.	For paying off general account deficits.	Total.	
1		2	3	4	5
		Rs.	Rs.	Rs.	Rs.
Government lands.	Schedule C	6,41	.....	6,41	.....
	„ E	4,76	75	5,51	.....
	Police Accommodation Schemes	17,61	2,14	19,75	.....
	Total ..	28,78	2,89	31,67	33,90
unicipal lands—Schedule D		10,56	6,45	17,01	1,15,20
	Grand total ..	39,34	9,34	48,68	1,49,10

W. C. SHEPHERD, *Chairman,*

City of Bombay Improvement Trust.

BOMBAY, 1*st September*, 1919.

Appendix B-4.

Comparing the Municipal contributions to the Trust with 2 per cent. on City assessments.

(Vide Report, para. 19.)

000 omitted.

Year.	Rateable value chargeable with 2% under section 72.	2% thereon.	Rateable value chargeable with general tax.	Percentage rate of general tax.	General tax realizable for each year.	General tax receipts in each year.	Payment to Trust under section 72.	Balance of general tax after such payment.	REMARKS.
1	2	3	4	5	6	7	8	9	10
1895–96 ..	2,32,73	4,65·46	2,32,62	8½	19,05	18,77	..	..	In 19 years ending 1918–19 rateable value increased from 252 to 715 lakhs, *i.e.*, by 463 lakhs or 184 per cent. at average rate of 24·37 lakhs per annum.
1896–97 ..	2,38,55	4,77·10	2,38,39	8½	19,52	18,55	..	..	
1897–98 ..	2,43,11	4,86·21	2,42,90	8½	19,84	20,56	..	..	In 5 years ending 1918–19 rateable value increased from 499 to 715 lakhs, *i.e.*, by 216 lakhs or nearly 43·29 per cent. at average rate of 43·20 lakhs per annum.
1898–99 ..	2,46,33	4,92·66	2,46,05	9½	22,37	22,24	..	..	
1899–1900..	2,52,22	5,04·44	2,51,93	12½	30,21	29,95	..	..	
Total ..	12,12,94	24,25·87	12,11,89	..	1,10,99	1,10,07	..	..	The full 2 per cent. (section 72) would have given the Trust 161 lakhs. The Trust actually got 111 lakhs at an average of Rs. 5,87,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 8,50,000 per annum.
1900–01 ..	2,59,32	5,18·64	2,59,00	12½	30,98	30,16	4,75	25,41	
1901–02 ..	2,62,73	5,25·46	2,63,58	10½	26,42	27,00	4,81	22,19	
1902–03 ..	2,69,74	5,39·48	2,70,60	10½	27,11	27,11	5,00	22,11	
1903–04 ..	2,92,84	5,85·68	2,93,62	10½	29,81	29,03	3,50	25,53	Municipality's actual receipts from the general tax in 1900–19 exceeded full tax realizable by 4·84 lakhs or 0·25 lakh per annum.
1904–05 ..	2,99,83	5,99·66	3,00,83	10½	30,50	31,78	2,00	29,78	
1905–06 ..	3,25,12	6,50·24	3,26,12	9	28,56	28,74	2,50	26,24	
1906–07 ..	3,53,23	7,06·46	3,54,23	9	31,10	30,87	3,00	27,87	Out of these receipts the Trust got 111 lakhs while the Municipality got 682 lakhs. This 682 lakhs gave the Municipality in 1900–19 an average income of 35·89 lakhs per annum which is 13·88 lakhs more than the average of the preceding 5 years.
1907–08 ..	3,78,76	7,57·52	3,79,76	8⅜	31,27	31,14	3,56	27,58	
1908–09 ..	4,01,43	8,02·86	4,02,33	8⅜	33,26	32,95	4,50	28,45	
1909–10 ..	4,24,39	8,48·78	4,25,20	9½	39,88	39,69	7,80	31,89	
1910–11 ..	4,47,36	8,94·72	4,47,99	10⅝	46,94	45,77	8,35	37,42	For the 5 years 1900-05 the average rate of general tax was 11 ; for the 5 years 1905-10 it was 9 ; for the 5 years 1910-15 it was 10⅓ and for 1915-19 it was 9⅞.
1911–12 ..	4,61,17	9,22·34	4,61,65	10⅝	48,43	49,76	8,65	41,11	
1912–13 ..	4,74,74	9,49·48	4,75,16	10⅝	49,80	49,52	9,25	40,27	
1913–14 ..	4,99,03	9,98·06	4,99,36	10	49,23	48,85	9,32	39,53	
1914–15 ..	5,14,66	10,29·33	5,14,60	9⅞	50,24	50,41	9,77	40,64	When 2 per cent. was fixed for the Municipal contribution to Trust it was thought that Municipality would be giving up 16 to 20 per cent. of its general tax receipts every year. The full 2 per cent. was just over 20 per cent. of the actual receipts in 1900-19. But the Municipality gave up to the Trust only 14·0 per cent. of actual receipts.
1915–16 ..	5,45,17	10,90·35	5,46,35	9⅞	52,95	54,38	10,17	44,21	
1916–17 ..	5,63,13	11,26·25	5,64,39	9⅞	54,68	54,22	11,01	43,21	
1917–18 ..	5,85,77	11,71·55	5,86,93	9⅞	57,05	56,91	10,98	45,93	
1918–19 ..	7,14,80	14,29·60	7,18,51	9⅞	70,28	75,04	11,52	63,52	
Total ..	80,73,22	1,61,46·46	80,90,24	..	7,88,49	7,93,33	1,30,44	6,62,89	Under the Act as now amended the Trust has retained profits of 1911–12, 1912–13, 1913-14, 1914–15, 1915–16, 1916-17, 1917-18, and 1918-19, *viz.*, Rs. 2·9 lakhs, 4·9 lakhs, 7·4 lakhs, 7·5 lakhs, 7·9 lakhs, 10·05 lakhs, 12·7 lakhs and 15·8 lakhs, respectively.
	Adjustment for refund under section 79 for				1908-09.	16,76			
		,,	,,	,,	1909-10.	53			
		,,	,,	,,	1910-11.	1,60	—18,89	+18,89	
						..	1,11,55	6,81,78	An average of 35,88 per annum as Municipality's share against Trust's share averaging 5,87 per annum.

Note.—The figures in col. 3 show the amount payable to the Trust before section 72 of the Act was amended in January 1913. Under the amendment the Trust receives $\frac{2y}{x}$, where x represents the rate of the general tax for the previous year and y the receipts from the general tax realized by the Municipality in that year including advances and arrears for 1912-13 and subsequent years.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, *1st September*, 1919.

Appendix C.

Analysis of Trust's loan transactions to end of 1918-19.

(Vide Report, para 15.)

Loan of	Date of issue.	Description of loans (all for 60 years at 4 per cent.)	Average rate of issue.	Face value of debentures.	Premium + or discount—	Net receipts.	Half-yearly interest payable.	Sinking fund. Basis.	Amounts payable half-yearly.	Total amount paid to date.	Interest accrued to date.	Total sinking fund including interest.	Nominal value of investment in 4 per cent. stock.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.
1899	1st November 1899..	Improvement Trust coupon debentures	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	3,96,248	1,96,192	5,92,440	6,00,000
1901	6th September 1901.	Improvement Trust debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,280	2,13,520	89,180	3,02,700	3,05,000
1902	15th July 1902 ..	Do. ..	98 2 0·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,280	2,00,960	76,710	2,77,670	2,79,500
1903	20th August 1903 ..	Do. ..	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,560	3,76,800	1,31,557	5,08,357	5,10,000
1904	7th September 1904	Do. ..	102 5 9·438	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	2,92,539	93,272	3,85,811	3,87,000
1905	12th ,, 1905	Do. ..	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,280	1,63,280	47,976	2,11,256	2,12,500
1906	2nd October 1906 ..	Do. ..	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	1,47,442	39,394	1,86,836	1,88,500
1907	24th September 1907	Do. ..	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	1,01,412	24,385	1,25,797	1,26,500
1908	8th ,, 1908..	Do. ..	96 4 6·914	30,00,000	— 1,11,420	28,88,580	60,000	,,	9,219	1,84,387	39,389	2,23,776	2,25,000
1909	1st July 1909 ..	Improvement Trust coupon sterling debentures.	£ 95 15 0	£ 5,66,600 or Rs.84,99,000	—£ 24,080½ or —Rs. 3,61,208	£ 5,42,519½ or Rs.81,37,792	£ 11,332 or Rs. 1,69 980	,,	25,654	4,87,436	96,389	5,83,820	5,86,500
1910	1st ,, 1910 ..	Do. ..	£ 99 0 0	£ 3,33,000 or Rs. 49,95,000	— £ 3,330 or — Rs. 49,950	£ 3,29,670 or Rs.49,45,050	£ 6,660 or Rs. 99,900	,,	15,078	2,56,318	43,977	3,00,295	3,01,500
1912	28th August 1912..	Improvement Trust debentures.	101 12 8	,, 25,00,000	+ ,, 44,789	,, 25,44,789	,, 50,000	,,	7,683	92,193	10,947	1,03,140	1,04,500
1913	26th August 1913..	Do. ..	100 15 7·26	,, 18,00,000	+ ,, 17,556	,, 18,17,556	,, 36,000	,,	5,532	55,315	5,335	60,650	61,500
1914	4th ,, 1914..	Do. ..	97 0 8·1	,, 50,00,000	— ,, 1,49,190	,, 48,50,810	,, 1,00,000	,,	15,365	1,22,923	9,085	1,32,008	1,33,500
1915	3rd January 1916..	Do. ..	98 13 7·2(a)	,, 25,00,000	— ,, 28,764(a)	,, 24,71,236	50,000 (a)	,,	7,683	46,096	2,348	48,444	48,500
			98 9 5·2	5,67,94,000	—Rs. 8,00,908	5,59,93,092	11,35,880	..	1,49,429	31,36,864	9,06,136	40,43,000	40,70,000

(a) The loan was issued on special terms, the result of which is the same as if the Board had issued a 4 per cent 60 year loan at Rs. 98·85 per cent.

W. C. SHEPHRED, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1st *September*, 1919.

Appendix D-1.

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1918-19.

Serial No.	Name of Plot.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Unleased plots. No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C Lands.															
1	Flats	14,12·2	2,08	1	14·3	72	3·2	..	..	..	..	1,69*	..	12,29	1,81	*Now occupied by the Willingdon Sports Club on a 7 years' lease. 1,814 sq. yds. acquired for B. B. & C. I. Ry. 3,866 square yards acquired for B.B. & C.I. Railway in 1918-19. An area of 3,83,912 square yards on the Flats is being developed into a public park. An area of 7,07,075 square yards is leased to the W. I. T. Club at an annual rent of Rs. 7,500 until 31st March 1925.
2	Kennedy Sea Face ..	4	..	1	4·0	0·2	0·01	..	..	..	..	..	..	..	..	Swimming Bath.
3	Cooperage	59	5,86	..	..	..	..	..	..	..	..	59	..	..	..	Appropriated as permanent open space under Section 60 (4).
4	Marine Lines	88	12,06	..	..	..	..	..	..	..	..	88	..	..	..	Do. do. do.
		34·2		20	32·6	5,60	25·2	..	..	..	..	..	..	..	..	1,600 sq. yds. road handed over to Municipality.
5	Wellington Lines ..	44	2,71	16	32	7,67	30·7	..	..	..	..	12*	..	..	..	*Central Garden.
6	Wodehouse Road ..	41	3,70	18	40	7,75	33·4	..	..	..	..	..	1	..	..	
7	Hornby Road	57·1	12,72	37	45·1	16,01	70·1	..	..	..	..	..	..	..	..	12,000 sq. yds. road handed over to Municipality.
8	Plot south of Crawford Market (Hornby Road)	7·5	1,66	1	7·5	2,87	12·9	..	..	..	..	..	..	..	..	
9	Plot north of Municipal Offices (Hornby Road)	7·0	1,98	1	7·0	1,96	8·2	..	..	..	..	..	..	..	..	
	Carried over	17,54·0	42,77	95	182·5	42,58·2	1,83·7	..	..	..	..	3,28	1	12,29	1,81	

Appendix D-1.—*concld.*

Trust Estates on Government Lands (Schedule C and Schedule E) as at close of 1918-19.

Serial No.	Name of plot.	Area in thousands of sq. yds.	Schedule value in thousands of rupees.	Developed land. Leased plots. No.	Developed land. Leased plots. Area in thousands of sq. yds.	Developed land. Leased plots. Capital value in thousands of rupees.	Developed land. Leased plots. Rental in thousands of rupees.	Developed land. Unleased plots. No.	Developed land. Unleased plots. Area in thousands of sq. yds.	Developed land. Unleased plots. Capital value in thousands of rupees.	Developed land. Unleased plots. Rental in thousands of rupees.	Developed land. Open spaces in thousands of sq. yds.	Developed land. Roads in thousands of sq. yds.	Undeveloped land. Area in thousands of sq. yds.	Undeveloped land. Schedule value in thousands of rupees.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Brought forward ..	17,54·0	42,77	95	1,82·5	42,58·2	1,83·7	..	..	..	..	3,28	1	12,29	1,81	
10	West Chaupaty Estate (including the Hill slope).	53·0	580	..	..	..	..	..	..	..	..	53	..	..	..	On actual measurement Chaupaty Estate is found to be 5,453 square yards less than shown in Schedule C.
		76.7		20	31·6	994	44·7	15	20·0	3,02	13·6	..	..	..	..	17,203 square yards road handed over to Municipality.
	Old Distillery Plot ..	7·0	71	5	6·3	116	5·2	..	..	..	..	..	1	..	..	8,000 square yards reserved for roads.
11	Parel Estate	117·6	353	..	..	..	..	..	..	..	..	..	..	118	353	1,40,225 square yards resumed by Government for Rs. 7,01,275 in 1913-14.
	Total..	20,08·3	52,81	1,20	2,20·4	53,68·2	2,32·6	15	20·0	3,02	13·6	3,81	2	13,47	5,34	22,563 square yards resumed for Rs. 2,03,067 in 1916-17.
	Site of Admiral's Bungalow (Marine Lines).	8·3	103	1	8·3	230	10·3	..	..	..	..	..	..	..	..	
	East Chaupaty Estate	4·7	33	4	2·2	78	3·5	1	2·5	31	1·4	..	..	..	..	
	Total..	13·0	136	5	10·5	308	13·8	1	2·5	31	1·4	..	..	..	..	
	Schedule E Lands.															
—	Colaba Reclamation ..	68·0	..	36	53·8	23,77	1,06·7	..	..	..	..	14*	..	..	..	*Revetment.
	Nepean Sea Road Reclamation.	2·0	..	1	2·0	14	0·6	..	..	..	..	..	..	..	..	Roads (26,406 square yards) handed over to the Municipality not shown here.
	Total..	70·0	..	37	55·8	23,91	1,07·3	..	..	..	..	14	..	..	..	
	Grand Total..	20,91·3	54,17	1,62	2,86·7	80,67·2	3,54·7	16	22·5	3,33	15	3,95	2	13,47	5,34	

BOMBAY, 1*st September*, 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-2.

Trust's Estates on Municipal lands (Schedule D) as at close of 1918-19.

Serial Number.	Name of Estate.	Area in thousands of sq. yards.	Schedule value in thousands of rupees.	Developed Land. Leased plots. No.	Leased plots. Area in thousands of sq. yards.	Leased plots. Capital value in thousands of rupees.	Leased plots. Rental in thousands of rupees.	Unleased plots. No.	Unleased plots. Area in thousands of sq. yards.	Unleased plots. Capital value in thousands of rupees.	Unleased plots. Rental in thousands of rupees.	Open spaces in thousands of sq. yards.	Roads in thousands of sq. yards.	Service passages in thousands of sq. yards.	Undeveloped Land. Area in thousands of sq. yards.	Undeveloped Land. Schedule value in thousands of rupees.	Remarks.
2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate..	29·7	1,70	16	12·2	91	4·1	..	..		..	..	..	1·5	16*	79	*Being the area of 13 plots occupied by the Municipality for Maratha Hospital. 2,700 square yards road handed over to Municipality.
2	West Agripada (including Scheme 9.)	4,10·9	14,04	151 C 6	2,12·7 28·0	22,60 1,80	1,01·6 8·1	9	15·0	1,35	6·1	29·7	25·2	8·7	..	..	58,629 square yards road handed over to Municipality. 2,555 „ reserved for roads. 10,451 „ road area transferred to Scheme 32. 5,701 „ resumed by Municipality. 14,259 „ acquired by Government for B. B. & C. I. Railway.
3	Matunga lands	2,68·3	1,74	1	1·6	..	‡..	..	..	..	..	..	..	..	266·7	173	‡As the land is leased in exchange the rent is rupee one only. Portions of 3 plots measuring 576 sq. yds. are deducted from the originally reported area the schedule value of the same is Rs. 490.
	Total ..	7,08·9	17,48	1,68 C 6	2,26·5 28·0	23,51 1,80	1,05·7 8·1	9	15	1,35	6·1	29·7	25·2	10·2	2,82·7	2,52	

C = Trust's chawls, together with Trust's store yard covering 2,500 square yards valued at Rs. 19,500 equivalent to an annual rent of Rs. 877.

BOMBAY, 1st *September*, 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Trust's permanent estates on their

Serial No. of scheme.	Name of scheme.	Land acquired up to 31st March 1919.		Developed land.							
				Leased plots.				Unleased plots.			
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capital value in thousands of rupees.	Rental in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12
1	First Nagpada ..	72·8	15,37	59 C 2	42·1 4·7	7,62 33	34·3 1·4	1	0·7	10	0·5
2	Princess Street ..	1,20·1	67,47	113 C 2	60·7 11·1	91,36 1,89	4,08·1 8·5	1	0·9	13	0·6
3	Sandhurst Road ..	2,48·5	82,45	171 C 2	1,15·5 14·4	75,13 1,94	3,34·8 8·7	12	7·9	6,44	28·9
4	Gamdevi	1,81·7	12,16	117	1,00·9	20,67	87·6	..	..	..	..
5	Dadar-Matunga ..	14,35·6	23,29	257	3,46·3	33,90	1,51·0	34	88·7	11,27	50·6
6	Sion–Matunga ..	16,57·8	19,15	1 C 1	1·4 0·9	13 4	0·1 0·2	14	14·5	80	3·6
8	Mandvi-Koliwada..	29·4	19,80	32 C 1	15·1 4·2	16,30 3,13	73·1 14·1	..	..	..	..
13	Souter Street Extension eastward ..	7·5	21	4	3·1	39	1·7	5	3·9	47	2·1
27	Mathew Road ..	50·8	11,30	21	34·5	11,09	45·0	..	..	..	..
29	Nowroji Hill	1,71·7	63,70	11 C 1	5·5 8·5	9,00 2,27	39·8 10·2	..	..	..	..
30	Souter Street Extension westward ..	16·9 2·6	69 10	..	..	..	..	..	..	..	..
31	Parel	5,46·9 17·1	40,50 1,09	93 C 1	96·9 8·1	18,40 36	82·6 1·6	27	18·8	3,28	14·7
32	East Agripada ..	1,95·8	20,70	38	44·2	6,78	28·8	25	15·0	2,08	9·4
33	Bhatwadi	8·5	2,79	10	5·2	95	4·2	..	..	..	..
36	Chunam Kiln Road.	7·5	2,22	1	0·3	13	0·6	..	..	..	..
37	Sydenham Road ..	65·5	1,02,37	..	..	..	..	..	..	..	..
41	Undria Street ..	6·4	4,62	3	0·7	13	0·6	7	1·7	68	3·0
43	Parel Road (Central)	6·7	10,98	..	..	..	..	..	..	..	..
47	Parel Road (Northern)	27·6	15,74	..	..	..	..	..	...	..	..
	Police Accommodation Schemes.										
14	Nagpada	‡	‡	1	4·0	72	3·2	..	..	..	..
16	Wodehouse Road ..	6·6	76	1	6·6	76	3·4	..	..	..	..
17	Duncan Road ..	0·3	38	1	0·3	38	1·7	..	..	..	..
18	Shepherd Road ..	1·2	15	1	1·2	15	0·7	..	..	..	..
19	Agripada	4·8	45	2	4·8	45	2·1	..	..	..	..
23	Connaught Road ..	1·7	13	2	1·7	13	0·6	..	..	..	..
24	Princess Street ..	§	§	2	1·5	1,51	6·8	..	..	..	..
25	Gamdevi	‖	‖	2	1·8	45	2·0	..	..	..	..
34	Lamington Road ..	6·1	¶	1	6·1	¶	¶	..	..	..	..
39	Sandhurst Road East	×	×	4	2·8	1,97	8·9	..	..	..	..
40	Byculla	16·4	¶	1	16·4	¶	¶	..	..	..	..
44	Maharbaudi ..	2·7	¶	1	2·7	¶	¶	..	..	..	..
45	Palton Road ..	5·7	¶	1	5·7	¶	¶	..	..	..	..
	Poorer classes Accommodation Scheme.										
42	Spring Mills ..	20·0	76	1	20·0	76	3·4	..	..	..	..
	Total ..	49,42·9	5,19,33	952 C 10	9,48·0 51·9	2,99,26 9,96	13,25·1 44·7	1,26	1,52·1	25,25	1,13·4

C=Board's chawl site.

BOMBAY, 1st *September*, 1919.

D-3.

own lands as at close of 1918—19.

Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Undeveloped land. Area acquired in thousands of sq. yds.	Undeveloped land. Proportionate cost of acquisition in thousands of rupees.	Road handed over to Municipality in thousands of sq. yds.	Police Accommodation site transferred to Government in thousands of sq. yds.	Land sold or exchanged in thousands of sq. yds.	Total of columns 6,10,13, 14, 15,16, 18, 19 & 20.	Explanation of difference between columns 3 & 21. (Areas and values shown in thousands.
13	14	15	16	17	18	19	20	21	22
2·8	..	3·4	..	..	14·6	4·0	0·5	72·8	
..	0·7	5·8	..	..	44·1	1·5	2·6	1,27·4	7·2 sq. yds. acquired under section 41 or by private agreement.
3·3	27·1	3·6	10·6	3,50	64·4	2·8	3·1	2,52·7	0·6 sq. yds. transferred to Scheme 33 4·8 „ „ acquired under section 41
13·2	20·1	6·8	..	..	35·4	1·8	6·8	1,85·0	3·5 sq. yds. acquired by private agreement.
32·5	2,15·7	..	6,19·0	10,03	..	..	1,33·4	14,35·6	
..	2·1	..	16,28·3	18,85	..	..	10·6	16,57·8	
..	5·3	1·1	..	..	9·1	..	1·7	36·5	6·5 sq. yds. acquired under section 41 0·6 „ „ explained in Engineer's letter No. 3456 dated 15th May 1912
..	0·7	0·3	..	..	1·4	..	..	9·4	1·9 sq. yds. transferred from Scheme 32.
..	3·8	0·7	..	..	13·8	..	2·5	55·3	4·5 „ „ acquired under sec. 41.
..	11·0	3·5	1,32·8*	49,15	10·4	..	..	1,71·7	* Of this area 44·67 sq. yds. are let or are available for letting for godowns and grain drying grounds on short leases.
..	..	..	..	..	..	..	19·5	19·5	
..	92·2	1·7	1,73·0	12,80	6·4	..	1,67·2	5,64·3	0·3 sq. yds. acquired under sec. 41.
..	22·8	2·4	99·9	10,60	6·7	..	14·8	2,05·8	10 sq. yds. of road area transferred to this scheme from Schedule D lands.
..	1·0	0·3	..	..	1·4	..	..	7·9	0·6 sq. yds. transferred from Scheme 3
..	2·7	..	..	..	8·2	..	..	11·2	3·4 sq. yds. acquired under section 41.
..	..	..	65·5	1,02,37	..	..	..	65·5	
..	0·8	..	3·2†	2,31	..	..	..	6·4	† This area is occupied in part by seven houses which have been remodelled by the Trust.
..	..	..	6·7	10,98	..	..	..	6·7	
..	..	..	27·6	15,74	..	..	..	27·6	
..	..	..	..	..	..	..	..	4·0	‡ Included in Scheme 1.
..	..	..	..	..	..	..	..	6·6	
..	..	..	..	..	..	..	..	0·3	
..	..	..	..	..	..	..	..	1·2	
..	..	..	..	..	..	..	..	4·8	
..	..	..	..	..	..	..	..	1·7	
..	..	..	..	..	..	..	..	1·5	§ Included in Scheme 2.
..	..	..	..	..	..	..	..	1·8	‖ Do. do. 4.
..	..	..	..	..	..	..	..	6·1	¶ Nominal.
..	..	..	..	..	..	..	..	2·8	× Included in Scheme 3.
..	..	..	..	..	..	..	..	16·4	¶ Nominal.
..	..	..	..	..	..	..	..	2·7	
..	..	..	..	..	..	..	..	5·7	
..	..	..	..	..	..	..	..	20·0	
51·8	4,06·0	29·6	27,66·6	2,36,33	2,15·9	10·1	3,62·7	49,94·7	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix D-4.

Summary.

Name.	Land.		Developed Land.												Undeveloped Land.	
			Leased plots.				Unleased plots.									
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in thousands of sq. yds. (columns 5, 9, 12, 13 and 14.)	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's estates on Government land (Schedules C and E.)	20,91	54,17	162	2,87	80,67	3,55	16	23	3,33	15·0	3,95·0	2·0	..	7,07	13,47	5,34
2. Trust's estates on Municipal land (Schedule D.)	7,09	17,48	168 C 6	2,26 28	23,51 1,80	1,06 8	9	15	1,35	6·1	29·7	25·2	10·2	3,34	2,83	2,52
3. Trust's estates on their own land.	49,43	5,19,33	952 C 10	9,48 52	2,99,26 9,96	13,25 45	1,26	1,52	25,25	1,13·4	51·8	4,06·0	29·6	16,39	27,67	2,36,33
Total ..	77,43	5,90,98	1282 C 16	14,61 80	4,03,44 11,76	17,86 53	151	1,90	29,93	1,34·5	4,76.5	4,33·2	39·8	26,80	43,97	2,44,19

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1st *September*, 1919.

Appendix D-5.

Note on Government lands vested in the Trust.

(*Vide Report, para.* 9.)

1. The Government lands originally vested in the Trust were of two classes, *viz*:—
   (*i*) land which the Trust were free to develop into building estates forthwith; and
   (*ii*) land which the Trust could develop into building estates either not at all (*e.g.* the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's capital debt to Government, while on the other lands no value was set in the schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes, their value should be added to the capital debt on which 3 per cent. interest was payable by the Trust under section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the capital debt, but should be exempted from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under section 79 (3) (*b*) (*ii*).

4. There were, therefore, three classes of Government lands vested in the Trust under Schedule C, *viz*.—

   Class A.—Those in respect of which the Trust had a capital debt subject to interest.
   Class B.—Those in respect of which the Trust had a capital debt exempt from interest.
   Class C.—Those in respect of which the Trust had no capital debt.

5. The gradual changes in these classes from year to year are traced out in the statement at pages 32-37 of the Report for the year 1908-09, which had, however, to be amended from 1907-08 onwards, owing to deductions from capital debt made in 1909-10 and 1910-11, in respect of roads on the Hornby Road, Marine Lines, Wodehouse Road and Chaupati Estates, taking effect as from 1st April 1908. The effect of these amendments was shown in the statements appended to the Report for 1910-11, which also gave figures for that year. Subsequent changes during the 7 years ending 31st March 1918 were shown in the statements appended to the Reports for those years. The only change in 1918-19 was the acquisition by Government of land measuring 3,866 square yards out of the Flats for the new Goods yard of the B. B. & C. I. Ry. Co.

Important changes have, however, been effected by Bombay Act I of 1913 in respect of scheduled lands. The Trust's debt and consequently the 3 per cent. interest thereon have been abolished; plots (*e*) to (*m*) of the Flats (1,94,262 square yards valued at Rs. 2,07,805) have been made the absolute property of the Board, so that they are no longer debarred from developing them as building estates; and the remainder of the Flats has been definitely appropriated for open recreation grounds.

6. The net result of all these changes since 1898 is that—
   (1) the area which the Trust has always been (nominally)* free to develop into building estates (Class A) has been reduced from 8·2 lakhs square yards valued in Schedule C at Rs. 74·2 lakhs, to 3·7 lakhs square yards, valued in Schedule C at Rs. 33 lakhs;
   (2) out of the remainder (22·6 lakhs square yards) of the original Schedule C Estate, the Board now hold 1·9 lakhs square yards, valued at Rs. 1·9 lakhs as a building estate on the Flats, 13·7 lakhs square yards as areas permanently appropriated as open spaces for recreation on the Cooperage Plot, Marine Lines Maidan and the Flats, and 0·5 lakh square yards as open space on the hill side above Chaupati.

* But see note in col. 17 of Appendix D—1 as to practical restrictions on development.

W. C. SHEPHERD, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st September*, 1919.

Statement A

Showing the balance on hand of Schedule C areas and values as on 31st March 1919.

(*Vide Report, para* 9.)

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1919.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
1	Flats (as per deposited plan)	17,01,251	..	12,19,590 1,88,582	.. 1,93,605	Under Bombay Act I of 1913 plots (*e*) to (*m*) (area=1,94,262 square yards, valued at Rs. 2,07,805), have become Trust's absolute property and the remainder has been permanently appropriated as open spaces.
2	Kennedy Sea Face—					
	Building land	..	..	4,444	250	
	Land not appropriated for building	4,19,033	..	..	..	Resumed under Government Resolution, General Department, No. 4157 of 8th July 1911. Handed over on 30th September 1911.
3	Cooperage	66,178	..	58,558	5,85,580	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442 of 28th November 1899.
4	The Secretariat Plot	17,700	..	..	..	Resumed by Government on 5th October 1910.
5	Marine Lines—					
	Open space	1,22,163	12,21,630	87,751	8,77,510	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department, No. 5762 dated 8th October 1901.
	Building estate	..	..	31,270	3,12,700	
6	Wellington Lines	42,394	4,23,940	34,332	2,71,019	Out of 1,930 square yards from Cooperage transferred to this estate under Government Resolution, General Department, No. 4397 of 5th October 1899, only an area of 307 square yards (value=Rs. 3,070) now forms part of this estate; the remainder (1,623 square yards) forms part of the area resumed for the Admiral's House.
7	Wodehouse Road	55,625	5,56,250	39,292	3,48,748	*Vide* T. R. No. 166 of 1913 to exclude portion of this estate leased by the Secretary of State to Wesleyan Church by deed of 4th March 1895
8	Cotton Green	13,105	1,31,050	..	..	Resumed on 3rd February 1904.
9	Saluting Battery Plot	5,600	2,80,000	..	..	Resumed on 19th May 1903.
	Carried over ..	24,43,049	26,12,870	16,63,819	25,89,412	

Statement A.—*contd.*

Showing the balance on hand of Schedule C areas and values as on 31st March 1919.

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1919.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
	Brought forward ...	24,43,049	26,12,870	16,63,819	25,89,412	
10	Crescent Site	31,957	7,98,925	...	...	Resumed on 23rd September 1905.
11	Plot south of Old Town Barracks	2,166	64,980	...	...	" " " 1915. On actual measurement the area proved to be 1912 square yards only.
12	Hornby Road	71,051	14,21,020	44,986	8,77,679	
13	Plot south of Crawford Market	9,569	1,91,380	7,627	1,52,540	
14	Dispensary Plot	1,642	33,840	...	...	Acquired by Government for Railway Company on 8th April 1910.
15	Plot north of Municipal Offices	6,600	1,98,000	6,600	1,98,000	
16	Chaupati Estate—					
	Building land	89,623	8,96,230	65,599	6,55,986	Area and schedule value reduced on account of deficiency of about 5,453 square yards in actual area below schedule area, as ascertained on field survey made in 1909-10.
	Hill slope	52,675	...	52,586	...	
17	Police Lines Plot at Dadar	5,234	52,340	...	...	Resumed by parts—lastly on 1st December 1903.
18	Parel Estate	3,30,469	9,91,407	1,02,330	2,99,329	(1) 1,40,255 square yards resumed by Government for Bombay Bacteriological Laboratory under Government Resolution, General Department, No. 819, dated 30th January 1914; (2) 50,000 square yards resumed for King Edward Memorial Hospital under Government Resolution, General Department, No. 3254 of 30th May 1911; handed over on 15th December 1911; (3) 15,321 square yards resumed for Veterinary College playground, being no longer required by Government restored to Trust on same terms and conditions as before; (4) 22,563 square yards resumed by Government for King Edward VII Memorial Hospital, Government order, General Department, No. 8065, dated 1st December 1916; handed over on 13th December 1916.
	Carried over	30,44,035	72,60,992	19,43,547	47,72,946	

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY.

Statement A.—*concld.*

Showing the balance on hand of Schedule C areas and values as on 31st March 1919.

Item No.	Name of Estate.	As in Schedule C.		As on 31st March 1919.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
	Brought forward ...	30,44,035	72,60,992	19,43,547	47,72,946	
	Add—Areas held from Government on terms similar to those of Schedule C	(As originally made over.)				
1	Admiralty site, Marine Lines	8,258	1,03,225	8,258	1,03,225	
2	Land out of Mayo Road added to Wellington Lines Estate...	106	1,065	106	1,065	
3	Land at Charni Road Level-Crossing (East Chaupati Estate).	7,449	...	5,171	38,670	Out of this 543 square yards have been appropriated as follows:— 411 square yards to the emplacement of the western approach of Sandhurst Bridge. 132 square yards to the 10 feet passage on the west of plot No. 3.
4	Veterinary College play-ground plot at Parel	15,321	53,624	15,321	53,624	The Veterinary College play-ground was resumed by Government on 8th June 1911 and handed back to the Trust on 2nd February 1912. Its area and value are already included against item 18 in columns 3 and 4; hence the discrepancy between the grand total figures and those arrived at arithmetically.
	Total ...	31,134	1,57,914	28,856	1,96,584	
	Grand Total ...	30,75,169	74,18,906	19,72,403	49,69,530	

Bombay, 1*st September*, 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Statement B.

Showing the balance on hand of Schedule D areas and values as on 31st March 1919.

(*Vide Report, para.* 9.)

Item No.	Name of Estate.	As in Schedule D.		As on 31st March 1919.		Remarks.
		Area.	Value.	Area.	Value.	
1	2	3	4	5	6	7
		sq. yds.	Rs.	sq. yds.	Rs.	
1	Connaught Road Estate	36,827	1,93,074	29,493*	1,48,984*	* Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site, which is still in the occupation of the Municipality and 1,519 square yards (valued at Rs. 8,483) appropriated to service passages.
2	Agripada Estate	4,12,815	12,98,137	3,89,144	11,75,731	Includes 89,064 square yards (valued at Rs. 2,69,755) appropriated to roads and service passages and 29,734 square yards (valued at Rs. 89,202) appropriated as open space.
3	Lands at Matunga	2,98,376	3,49,348	2,91,267	3,47,405	
	Total ..	7,48,018	18,40,559	7,09,904	16,72,120	Subject to deduction under the footnote to Schedule D on account of areas occupied by roads.

Bombay, 1*st September*, 1919.

W. C. SHEPHERD, *Chairman,*

City of Bombay Improvement Trust.

Appendix E.

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
1	First Nagpada	0·7	*Nil* ..	*Nil.* ..	27,14	..	Completed in 1913-14.
2	Princess Street	1·2	Metalling and tarring service passage behind plots 4 to 8.	Metalling and tarring service passages behind plots 65, 67 to 70; fixing kerb-line, water tables and constructing footpaths on kitchen garden lane; improvement of water supply of Chandanwadi Chawls.	78,96	80	
3	Sandhurst Road West ..	2·6	Pavement of footpaths in front of plots 73 and 40 and the tarring of the service passage between plots 19 and 20 completed. The recreation ground on plot 78 was laid out and fenced in.	Pavement of footpaths in front of remaining plots to be done, remaining service passages to be tarred.	1,02,74	2,36	
	Do. East ..		Pavement of footpaths of plots 6, 9, 70, 71 and 32-33 was done and also the set-back portion of Parel Road off plots 32-33 was carried out.	Pavement of footpaths in front of remaining plots to be done; remaining service passages to be tarred; and metalling of set-backs.			
4	Gamdevi	1·8	Tarring of footpaths opposite plots 58, 59, 116, 113, 34, 45, 39, 120, 74, 60, 63, 13, 14 and 75 and the tarring of service passages between plots 33 and 34 and between plots 37 and 116, also the portion of service passage in the rear of plots 122 and 124.	Tarring of the footpaths of remaining plots and of the remaining service passages.	19,51	56	
		6·3		Carried over ..	2,28,35	3,72	

NOTE—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		6·3		Brought forward ..	2,28,35	3,72	
5	Dadar-Matunga	17·19	Levelling and filling in (1) departmentally, (2) Messrs. Ramchandra Balaram & Co's. account, (3) by Messrs. Phatak and Walchand Ltd.; road between Dadar station and Kingsway, roads and drains between Kingsway and Matunga Station and also between Kingsway and Matunga road near Technical Institute plot. Sewage disposal works between Kingsway and Dadar station and also at Matunga. No additional buildings were acquired and 4 were demolished.	Most of the work of road making and tree plantation and part of filling in on an area of 70,500 square yards.	33,61	23,40	
6	Sion-Matunga	19·8	Levelling and filling in S. W. drain to complete the system of S. W. drain in Scheme 5. No additional building was acquired and none demolished.	Most of the work of road making, tree plantation and filling in.	22,93	55,06	
7	Colaba Reclamation	0·8	*Nil.* ..	*Nil.* ..	4,73	..	Completed in 1910-11.
8	Mandvi-Koliwada	0·4	Metalling and tarring of service passage behind plot 30 and construction of water gulley at Syed Mukhri Street.	Footpath pavements in front of plots 11, 22, 14, 8-9-10, 5 and 2.	24,31	1,62	
		44·49		Carried over ..	3,13,93	83,80	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		44·49		Brought forward ..	3,13,93	83,80	
9	Sankli Street..	..	*Nil.* ..	*Nil.* ..	Included in Schedule D.		Completed in 1905-06.
10	Street Scheme on plot south of Crawford Market.	0·01	*Nil.* ..	*Nil.* ..	Included in Schedule C.		„ „ 1905-06.
11	Street Scheme, Agripada ..	..	Recreation ground off Y. M. C. A. was laid out and fenced in.	Pavement of footpaths of remaining plots and tarring of remaining service passages.	Included in Schedule D.		
12	Do. Connaught Road.	0·4	*Nil.* ..	*Nil.* ..	Included in Schedule D.		„ „ 1906-07.
13	Souter Street Extension eastwards.	0·1	*Nil.* ..	Pavement of the footpaths and tarring of service passages.	66	8	
14	Police Accommodation, Nagpada.	0·04	*Nil.* ..	*Nil.* ..	1,56	..	„ „ 1905-06.
16	Do. Wodehouse Rd.	0·06	*Nil.* ..	*Nil.* ..	3,23	..	„ „ 1905-06.
17	Do. Duncan Road.	..	*Nil.* ..	*Nil.* ..	57	..	„ „ 1908-09.
18	Do. Shepherd Rd.	0·01	*Nil.* ..	*Nil.* ..	36	..	„ „ 1905-06.
		45·11		Carried over ..	3,20,31	83,88	

NOTE.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		45·11		Brought forward ..	3,20,31	83,88	
19	Police Accommodation, Agripada.	0·05	*Nil.* ..	*Nil.* ..	179	..	Completed in 1909-10. 1910-11.
20	Street Scheme, Wellington Lines.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		" " 1902-03.
21	Do. Wodehouse Road.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		" " 1905-06.
22	Street Scheme, Hornby Road.	..	*Nil.* ..	*Nil.* ..	Included in Schedule C.		" " 1911-12.
23	Police Accommodation, Connaught Road.	0·02	*Nil.* ..	*Nil.* ..	79	..	" " 1908-09.
24	Do. Princess Street ..	0·01	*Nil.* ..	*Nil.* ..	2,66	..	" " 1910-11.
25	Do. Gamdevi	0·02	*Nil.* ..	*Nil.* ..	1,30	..	" " 1917-18.
27	Mathew Road	0·5	Footpath pavement off plot 6 was completed.	Completing the tarring of service passages.	12,04	3	
		45·71		Carried over ..	3,38,89	83,91	

NOTE.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		45·71		Brought forward ..	3,38,89	83,91	
29	Nowroji Hill	1·7	Pipe sewer was laid by the side of the recreation ground and also in the service passage. The pipe sewer and storm water drain were completed for the available length of cross road joining Dongri street and Chinch Bunder Road. The 20′ passage in the Chawl compound was tarred. 160 semi-permanent rooms were constructed: 140 on the top and 20 below the hill.	The remaining hill about 62 lakhs of C. ft. to be quarried and roads and service passages to be constructed.	71,99	2	
30	Souter Street Extension westwards.	0·8	*Nil.* ..	*Nil.* ..	1,20	..	
31	Parel Street Scheme ..	9·8	Filling in low-lying lands and tanks; widening Suparibaug Road between Elphinstone Road and 50′ Hospital Avenue; 20′ Road No. 6 and a portion of Road No. 7 at Lalbaug; Roads, storm water drains and sewers in the area east of Suparibaug between Elphinstone Road and Windsor Road. No buildings were acquired and 3 were demolished.	Filling in an area of about (27,000—8,000=) 19,000 square yards of low-lying lands, tanks and hollows and the work of road making and tree plantation as follows:— 150 ft. Road 3,000 R. ft. ½ width. 120 ,, ,, 3,900 ,, ,, ,, 120 ,, ,, 1,100 ,, full ,, 80 ,, ,, 2,825 ,, ,, ,, 50 ,, ,, 2,800 ,, ,, ,, 40 ,, ,, 4,569 ,, ,, ,, 30 ,, ,, 1,800 ,, ,, ,, 20 ,, ,, 2,747 ,, ,, ,, 12 ,, service passage. 3,035 R. ft. full width.	48,14	16,76	
		58·01		Carried over ..	4,60,22	1,00,69	

Note.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		58·01		Brought forward ..	4,60,22	1,00,69	
32	East Agripada (South) ..	2·7	Some filling in of the area round about Kalapani Mosque was done. The incomplete portion occupied by case No. 150 of the New Souter Street was completed. The storm water Drain on Byculla Station Road was diverted and the Byculla Station Road was tarred for handing over to the Municipality. Some filling in between Haines Road and Delisle Road was done.	Remaining footpaths and service passages to be constructed and reinforced concrete chawls to be constructed.			
	Do (North) ..		52 Semi-permanent rooms for Government were built on Haines Road for immigrant labourers from famine stricken areas.	Remaining roads, footpaths and service passages to be constructed; reinforced concrete chawls for office peons and Mahars to be put up.	25,3	5,92	
33	Bhatwadi	0·1	The tarring of service passage between plots 19 and 20 was done.	Remaining footpaths to be constructed.	3,03	Cr. 14	
34	Police Accommodation, Lamington Road.	0·06	The last chawl for sepoys under construction.	Last chawl for sepoys.	3,30	32	
35	Do. do. Sandhurst Road, West	0·01	*Nil.* ..	The whole.	....	....	
		60·88		Carried over ..	4,91,86	1,06,79	

NOTE.—The figures in columns, 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*contd.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		60·88		Brought forward ..	4,91,86	1,06,76	
36	Lamington Rd. St. Scheme..	0·1	*Nil.* ..	*Nil.* ..	2,76	2	
37	Sydenham Road	0·93	*Nil.* ..	The whole	1,08,86	29,58	
39	Police Accommodation, Sandhurst Road, East.	0·03	*Nil.* ..	The whole	..	260	
40	Do. Byculla	0·16	*Nil.* ..	The whole	..	273	
41	Undria Scheme	0·06	*Nil.* ..	Set-backs on Grant Road at the North end and remodelling of portion on the south of Case 24.	5,44	..	
42	Poorer Classes Accommodation Scheme for the Spring Mills.	0·20	All the three blocks in the rear and the block of shops were completed and handed over to the Mill Company. Block F was handed over in June and the other two were to be handed over in July and the last in August. Owing to the scarcity of cement the work was almost at a standstill for nearly 4 months.	*Nil.*	5,18		
43	Parel Road (Central) ..	0·97	*Nil.*	The whole	11,36	35,42	
44	Police Accommodation, Maharbaudi.	0·03	*Nil.*	The whole	..	1,09	
		63·36		Carried over ..	6,25,46	1,78,23	

NOTE.—The figures in col. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

Appendix E.—*concld.*

Progress in Trust Schemes.

Scheme. No.	Scheme. Name.	Area in lakhs of sq. yds.	Work done in 1918-19.	Work to be done after 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. Spent to end of 1918-19.	Borrowed capital including cost of management and establishment in thousands of rupees. To be spent after 1918-19.	Remarks.
1	2	3	4	5	6	7	8
		63·36		Brought forward ..	6,25,46	1,78,23	
45	Police Accommodation, Palton Road.	0·06	*Nil.* ..	The whole	1,95	1,79	
46	Do. Parel..	....	*Nil.* ..	The whole	....	....	Work deferred, site not settled.
47	Parel Road (Northern) ..	1·67	*Nil.* ..	The whole	16,92	54,66	
48	Police Accommodation, Mahim.		*Nil.* ..	.....	....	....	Work deferred.
49	Nepean Sea Road Reclamation.	0·02	*Nil.* ..	*Nil.* ..	3	....	Completed in 1916-17.
50	Mazagon Road Street Scheme	0·63	*Nil.* ..	The whole	....	26,67	
51	Poorer classes accommodation Scheme for Century Mills.	0·6	*Nil.* ..	The whole	....	1,95	
53	Foras Road Street Scheme.	0·4	*Nil.* ..	The whole	....	23,77	
		66·74		Total ..	6,44,36	2,97,07	
					9,41,43		

NOTE.—The figures in cols. 6 and 7 do not include charges for interest and sinking fund during the execution of the scheme.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st September* 1919.

Appendix F.

Statement showing the progress of acquisition in sanctioned schemes.

Note:—The schemes not included in column 1 either involve no acquisition or have not been sanctioned.

SCHEMES.		Land acquired upto beginning of 1918-19.			Land acquired in 1918-19.			Total area acquired upto end of 1918-19.			Land yet to be acquired.					REMARKS.
													Estimated cost.			
No.	Name.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Total area acquired.	Awards.	No. of cases.	Area.	Awards.	General charges @ 10 %.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
1	First Nagpada	108	72,802	15,36,830	..	..	..	108	72,802	15,36,830	..	..	..	..	..	
2	Princess Street	392	120,147	67,47,234	..	..	..	392	120,147	67,47,234	..	..	..	..	..	
3	Sandhurst Road	545	2,48,526	82,45,146	..	..	..	545	2,48,526	82,45,146	..	..	..	..	..	
4	Gamdevi	68	181,658	12,15,960	..	..	..	68	181,658	12,15,960	..	..	..	..	..	
5	Dadar—Matunga	610	14,00,541	22,95,201	2	35,102	*34,040	612	14,35,643	23,29,241	11	21,830	89,100	8,910	98,010	* This includes Rs. 9,144 excess awarded by the Tribunal.
6	Sion—Matunga	1,215	16,50,919	18,94,537	2	6,857	20,057	1,217	16,57,776	19,14,594	33	2,08,942	2,75,000	27,500	3,02,500	
7	Colaba Reclamation ..	1	9,152	13,000	..	..	..	1	9,152	13,000	..	..	..	..	..	
8	Mandvi Koliwada	208	29,376	19,80,091	..	..	..	208	29,376	19,80,091	..	..	..	..	..	
9	Sankli Street..	1	340	17,000	..	..	..	1	340	17,000	..	..	..	..	..	
10	Road south of Crawford Market.	..	89	2,871	..	..	..	..	89	2,871	..	..	..	..	..	
13	Souter Street extension eastward.	2	7,484	20,786	..	..	..	2	7,484	20,786	..	..	..	..	..	
17	Police Accommodation, Duncan Road.	3	329	38,967	..	..	..	3	329	38,967	..	..	..	..	..	
18	Do. Shepherd Road..	1	1,313	15,915	..	..	..	1	1,313	15,915	..	..	..	..	..	
27	Mathew Road	44	50,787	11,29,849	..	..	..	44	50,787	11,29,849	..	..	..	..	..	
29	Nowroji Hill	399	171,702	63,70,141	..	..	..	399	1,71,702	63,70,141	1	97	6,500	650	7,150	
30	Souter Street extension westward.	6	16,909	69,542	..	..	..	6	16,909	69,542	..	..	..	..	..	
31	Parel Street Scheme ..	90	540,147	40,49,987	6	6,778	506	96	5,46,925	40,50,493	10	5,685	1,04,500	10,450	1,14,950	
32	East Agripada	203	197,431	21,35,866	2	6,394	1,17,508	205	2,03,825	22,53,374	8	2,305	30,000	3,000	33,000	
33	Bhatwadi	36	8,456	2,78,855	..	..	..	36	8,456	2,78,855	..	..	..	..	..	
34	Police Accommodation, Lamington Road.	1	6,194	1	..	..	..	1	6,194	1	..	..	..	..	..	
36	Chunam Kiln Road ..	10	7,493	2,22,138	..	..	..	10	7,493	2,22,138	..	..	..	..	..	
37	Sydenham Road	298	64,038	99,87,693	3	1,493	* 2,49,282	301	65,531	1,02,36,975	31	15,767	(a) 15,00,000	1,50,000	16,50,000	* This includes Rs. 14,979 excess awarded by the Tribunal.
40	Police Accommodation, Byculla.	1	16,369	1	..	..	..	1	16,369	1	..	..	..	..	..	(a) Probable cost of the remaining 31 cases in the Scheme yet to be acquired.
41	Undria Street	46	6,408	4,61,735	..	..	..	46	6,408	4,61,735	2	883	6,000	600	6,600	
42	Spring Mills chawls ..	1	20,030	76,076	..	..	..	1	20,030	76,076	..	..	..	..	..	
43	Parel Road (Central) ..	24	5,247	7,95,045	3	1,493	3,03,338	27	6,740	10,98,383	33	89,516	(b) 31,83,700	3,18,370	35,02,070	(b) Sanctioned grant minus awards up to 31st March 1919.
44	Police Accommodation, Maharbaudi.	1	2,724	1	..	..	..	1	2,724	1	..	..	..	..	..	
47	Parel Road (Northern) ..	13	3,813	2,73,000	47	23,767	13,00,684	60	27,580	15,73,684	90	139,369	45,33,600	4,53,360	49,86,960	
50	Mazagon Street Scheme.	..	..	..	..	..	..	..	..	..	15	63,351	(c) 11,00,000	1,10,000	12,10,000	(c) Sanctioned grants for acquisition.
51	Century Mills Chawls ..	..	..	..	..	..	..	..	..	..	100	57,600	(c) 1,14,546	11,454	1,26,000	
53	Foras Road Street Scheme.	..	..	..	..	..	..	..	..	..	2	43,237	(c) 6,25,273	62,527	6,87,800	
	Total ..	4,327	48,40,424 = 1,000 acres.	4,98,73,468 = £ 3,324,898	65	81,884 = 17 acres.	20,25,115 = £135,028	4,392	49,22,308 = 1,017 acres	5,18,98,883 = £34,59,926	336	648,582 =134 acres.	1,15,68,219 =£ 771,215	11,56,821 = £ 77,121	1,27,25,040 =£ 848,336	*Note.*—4,840 sq. yds. = 1 acre 1 £ is assumed to be equivalent to 15 Rs. although the rate of exchange greatly varies now.

BOMBAY, 1st *September* 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix

(Area, capital value and rental

(Vide Report,

ESTATE.	Disposed of to end of 1917-18.				Disposed of in 1918-19.			
	No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.
		Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.
Schedule C.								
Flats	...	...	...	...	1	14·3	72	3·2
Kennedy Sea Face ...	1	4·0	0·2	0·01	...	...	...	...
Hornby Road	39	59·6	20,82	91·2	...	...	...	...
Marine Lines (including Admiral's Bungalow) ...	21	40·9	7,90	35·5	...	...	...	...
Wellington Lines	16	32·0	7,67	30·7	...	...	...	...
Wodehouse Road ...	18	40·0	7,75	33·4	...	...	...	...
Chaupati East	4	2·2	78	3·5	...	...	...	...
Chaupati West (including Old Distillery Plot) ...	25	37·9	11,10	49·9	...	...	...	...
Total ..	124	2,16·6	56,02	2,44·2	1	14·3	72	3·2
Schedule D.								
Agripada (including Scheme 9)	1,27	2,18·1	20,71	93·1	32	35·0	4,12	18·5
Connaught Road	16	12·2	91	4·1	...	...	...	...
Lands at Matunga ...	1	1·6	...	...(c)	...	...	...	...
Total ..	1,44	2,31·9	21,62	97·2	32	35·0	4,12	18·5
Schedule E.								
Colaba Reclamation ...	36	53·8	23,74	1,06·7	...	...	...	...
Nepean Sea Road Reclamation	1	2·0	14	0·6	...	...	...	...
Total ...	37	55·8	23,88	1,07·3	...	...	...	...
Trust's own property.								
First Nagpada	61	46·8	7,95	35·7	...	...	...	...
Princess Street	114	71·2	91,78	4,10·0	1	0·6	1,47	6·6
Sandhurst Road	167	1,27·2	68,10	3,03·4	6	2·7	8,92	40·1
Gamdevi	117	1,00·9	20,67	87·6	...	...	...	...
Dadar-Matunga	127	1,73·5	16,67	73·8	134	1,75·8	17,61	79·1
Sion-Matunga	2	2·3	17	0·3	...	...	...	...
Mandvi Koliwada	31	18·3	1,812	81·4	2	1·0	1,29	5·8
Souter Street extension eastward	3	2·4	23	1·0	1	0·7	16	0·7
Mathew Road	21	34·5	11,09	45·0	...	...	...	...
Nowroji Hill	5	10·8	5,38	24·2	7	3·2	5,89	25·8
Parel	45	72·2	13,40	60·1	50	33·6	5,64	25·4
East Agripada	20	28·0	3,90	15·8	18	16·2	2,88	13·0
Bhatwadi	10	5·2	95	4·2	...	...	...	...
Chunam Kiln Road ...	1	0·3	13	0·6	...	...	...	...
Undria Street	3	0·7	13	0·6	...	...	...	...
Total ..	727	6,94·3	2,58,67	11,43·7	219	2,33·8	43,86	1,96·5
Police Accommodation Schemes.								
14. Nagpada	1	4·0	72	3·2	...	...	...	...
16. Wodehouse Road ..	1	6·6	76	3·4	...	..	...	...
17. Duncan Road ...	1	0·3	38	1·7	...	...	...	...
18. Shepherd Road ...	1	1·2	15	0·7	...	...	...	...
19. Agripada	2	4·8	45	2·1	...	...	...	...
23. Connaught Road ...	2	1·7	13	0·6	...	...	...	...
24. Princess Street ...	2	1·5	1,51	6·8	...	...	...	...
25. Gamdevi	2	1·8	45	2·0	...	...	...	...
34. Lamington Road ...	1	6·1	*	*	...	...	...	...
39. Sandhurst Road (East)	4	2·8	1,97	8·9	...	...	...	...
40. Byculla	1	16·4	*	*	...	...	...	...
44. Maharbaudi	1	2·7	*	*	...	...	...	...
45. Palton Road	1	5·7	*	*	...	...	...	...
Total ..	20	55·6	6,52	29·4	...	...	...	...
Poorer Classes Accommodation Scheme.								
42. Spring Mills	1	20·0	76	3·4	...	...	...	...
GRAND TOTAL ...	1,053	12,74·2	3,67,47	16,25·2	2,52	2,83·1	48,70	2,18·2

BOMBAY, 1st *September*, 1919.

G-1.

are shown in thousands.)

para. 12.)

Disposed of to end of 1918-19.				Balance available for leasing.				Remarks.
No. of plots.	Area.	Capital value.	Rent.	No. of plots.	Area.	Capital value.	Rent.	
	Sq. yds	Rs.	Rs.		Sq. yds	Rs.	Rs.	
1	14·3	72	3·2	...	...	...	...	
1	4·0	0·2	0·01	...	...	...	...	
39	59·6	(a) 20,84	91·2	...	...	...	...	(a) Includes Rs. 4,250 for premia.
21	40·9	7,90	35·5	...	...	...	...	
16	32·0	7,67	30·7	...	...	...	...	
18	40·0	7,75	33·4	...	...	...	...	
4	2·2	78	3·5	1	2·5	31	1·4	
25	37·9	11,10	49·9	15	20·0	302	13·6	
125	2,30·9	56,76	2,47·4	16	22·5	333	15·0	
(b) 1,57	2,40·7	24,40	1,09·7	9	15·0	1,35	6·1	(b) Two plots (Schedule plots No. & 5) acquired by Government.
16	12·2	91	4·1	...	...	...	...	
1	1·6	...	(c)	...	...	...	...	(c) Rupee one only.
174	2,54·5	25,31	1,13·8	9	15·0	1,35	6·1	
36	53·8	(d) 23,77	1,06·7	...	...	...	...	(d) Includes Rs. 3270 for fine fo accepting surrender.
1	2·0	14	0·6	...	...	...	...	
37	55·8	23,91	1,07·3	...	...	...	...	
61	46·8	7,95	35·7	1	0·7	10	0·5	
115	71·8	(e) 93,25	4,16·6	1	0·9	13	0·6	(e) Includes Rs. 55,533 for premia.
173	1,29·9	(f) 77,07	3,43·5	12	7·9	644	28·9	(f) Includes Rs. 54,393 for premia. and Rs. 10,166 for fine.
117	1,00·9	(g) 20,67	87·6	...	...	...	...	(g) Includes Rs. 1,19,100 for premia.
(h) 257	3,46·3	(i) 33,90	1,51·0	34	88·7	11,27	50·6	(h) Four Plots (No. 19; 19, 298 & 295) resumed.
2	2·3	(j) 17	0·3	14	14·5	80	3·6	(i) Includes Rs. 26130 for premia. and Rs. 3683 for fine.
33	19·3	(k) 19,43	87·2	...	...	...	...	(j) Including Rs. 10,500 for premia. (k) Includes Rs. 2,200 for fine.
4	3·1	39	1·7	5	3·9	47	2·1	
21	34·5	(l) 11,09	45·0	...	...	...	...	(l) Includes Rs. 1,07,470 for premia.
12	14·0	(m) 11,27	50·0	...	...	...	...	(m) Includes Rs. 14,409 for premia.
(n) 94	1,05·0	(o) 18,76	84·2	27	18·8	328	14·7	(n) One plot (No. 70)-resumed.
38	44·2	(p) 6,78	28·8	25	15·0	208	9·4	(o) Includes Rs. 3000 for fine. (p) Includes Rs. 50,578 for premi a.
10	5·2	95	4·2	...	...	...	...	Includes Rs. 1246 for premia Rs. 200 for fine.
1	0·3	13	0·6	...	...	...	...	
3	0·7	13	0·6	7	1·7	68	3·0	
941	9,24·3	3,01,94	13,37·0	1,26	1,52·1	25,25	113·4	
1	4·0	72	3·2	...	...	...	...	
1	6·6	76	3·4	...	...	...	...	
1	0·3	38	1·7	...	...	...	...	
1	1·2	15	0·7	...	...	...	...	
2	4·8	45	2·1	...	...	...	...	
2	1·7	13	0·6	...	...	...	...	
2	1·5	1,51	6·8	...	...	...	...	
2	1·8	45	2·0	...	...	...	...	
1	6·1	*	*	...	...	...	...	
4	2·8	1,97	8·9	...	...	...	...	* Nominal.
1	16·4	*	*	...	...	...	...	* Nominal.
1	2·7	*	*	...	...	...	...	Do.
1	5·7	*	*	...	...	...	...	Do.
20	55·6	6,52	29·4	...	...	...	...	
1	20·0	76	3·4	...	...	...	...	
1,298	15,41·1	4,15,20	18,38·3	151	1,89·6	29,93	134·5	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix G-2.

Statement showing revenue derivable from plots disposed of in 1918-19.

(*Vide* Report, para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS.
				Sq. yds.	Rs.	Rs.	Rs.	
	15th April 1919 ..	West Agripada.	149	3,351	11·11	37,291	1,676	
	13th December 1918..	"	90	1,498	12·51	18,779	844	
	3rd December 1918 ..	"	131 132	1,975	11·8	23,318	1,048	
	16th October 1918 ..	"	143	1,100	10·4	11,481	516	
	10th January 1919 ..	"	95	1,139	15	17,088	768	
	22nd November 1918..	"	122	924	20	18,512	832	
	Do. ..	"	123	926	20·5	19,046	856	
	Do. ..	"	130	973	15·5	15,130	680	
	Do. ..	"	135	842	15·5	13,083	588	
	Do. ..	"	137	874	15·5	13,528	608	
	(Not yet fixed)	"	92	978	14	13,617	612	
	25th March 1919 ..	"	66	973	9·73	9,434	424	
	25th January 1919 ..	"	68	971	11·11	10,769	484	
	19th March 1919 ..	"	60	973	9·73	9,434	424	
1	Do. ..	"	62 64	1,948		18,957	852	
	15th February 1919 ..	"	142	1,127	10·43	11,748	528	
	13th February 1919 ..	"	103	2,968	11·11	31,684	1,424	
	Do. ..	"	140		10·43			
	Do. ..	"	141					
	16th February 1919 ..	"	102 139	1,919	11·11 10·42	20,648	928	
	11th February 1919 ..	"	58	971	11·11	10,769	484	
	11th March 1919 ..	"	96	1,120	11·11	12,460	560	
	*	" " "	146 147 148	3,180	9·73	30,972	1,392	* Resume dafter the close of the year.
	12th April 1919 ..	"	136	999	11·11	11,125	500	
	Do.	"	138	999		11,125	500	
	*	" "	144 145	2,228	9·73	21,716	976	* Resumed after the close of the year.
		Total ..	32	34,956		4,11,714	18,504	
		Carried over ..	32	34,956		4,11,714	18,504	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1918-19.

(*Vide* Report para. 12.)

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS.
				Sq. yds.	Rs	Rs.	Rs.	
		Brought over..	32	34,956	..	4,11,714	18,504	
2	1st March 1919 ...	Central Agri-pada.	14	680	22	15,575	700	
		Total ..	1	680		15,575	700	
3	3rd October 1919 ...	Flats ...	Block H	14,310	5	71,645	3,220	
		Total ..	1	14,310		71,645	3,220	
4	15th January 1920 ...	Princess Street	37	636	231	1,47,117	6,612	
		Total ..	1	636		1,47,117	6,612	
5	12th March 1920 ..	Sandhurst Road East.	27	600	405	2,43,326	10,936	
	1st September 1912 ..	,,	*	69·5	150	10,413	468	* Strip leased to the owner of Dongri Market.
	14th June 1920 ..	,,	29	2,005	318	6,38,397	28,692	
		,,	30					
		,,	31					
		,,	80					
		Total..	6	2,674·5		8,92,136	40,096	
6	Not yet fixed ..	Dadar—Matunga.	482	1,120	11	12,371	556	
	Do.	,,	267	1,111	11	12,193	548	
	Do.	,,	548	4,477	12	53,756	2,416	
	Do.	,,	590	4,311	12	51,798	2,328	
	Do.	,,	266	803	10	12,460	560	
	Do.	,,	483, 496	1,750	12	21,004	944	
	Do.	,,	474, 475	3,172	9	28,569	1,284	
	Do.	,,	478 to 481 & 484 to 488	10,746	8	86,063	3,868	
		Carried over..	18	27,490		2,78,214	12,504	
		Carried over..	41	53,256·5		15,38,187	69,132	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1918-19.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over	41	53,256·5		15,38,187	69,132	
		Do.	18	27,490		2,78,214	12,504	
6	Not yet fixed ..	DadarMatunga	373	3,053	15	45,835	2,060	
		,,	361	4,440	12	53,311	2,396	
		,,	229		9·5			
			230		14			
	,,	,,	231to237		13			
			238	18,951	11	2,20,453	9,908	
			240		9·5			
			241		9			
			242to246		8			
			556	..	10			
			557 to 561	..	9			
			562	..	10			
			568 to 574	..	9			
			575	..	8·5			
			576	..	10			
	,,	,,	577	47,193	8·5	4,30,226	19,336	
			578 to 582	..	8			
			583	..	12			
			584	..	13			
			585	..	11			
			586	..	12			
			591	..	10			
			592 to 594 597 to 600	..	7·5			
			603	..	10			
		Carried over	72	1,01,127		10,28,039	46,204	
		,,	41	53,256·5		15,38,187	69,132	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1918-19.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over	41	53,256·5		15,38,187	69,132	
		,,	72	1,01,127		10,28,039	46,204	
	Not yet fixed ..	Dadar-Matunga.	546					
	,,	,,	547		8			
	,,	,,	549					
	,,	,,	550	10,270	10	94,696	4,256	
	,,	,,	551		10			
	,,	,,	552		9·5			
	,,	,,	553		10			
	,,	,,	554		10			
	,,	,,	476	2,078	10	20,826	936	
	,,	,,	477					
	,,	,,	489	1,333	10·5	13,973	628	
	,,	,,	513	1,161	9	10,502	472	
	,,	,,	522	1,689	9·5	16,109	724	
	,,	,,	523	1,689	9.5	16,109	724	
	,,	,,	493	1,089	8	8,722	392	
6	,,	,,	490	1,333	10	13,350	600	
	,,	,,	491	1,167	9	10,502	472	
	,,	,,	492	1,333	9	10,235	460	
	,,	,,	212	1,083	14	15,219	684	
	,,	,,	524	1,689	9·5	16,109	724	
	,,	,,	521	1,689	9·5	16,109	724	
	,,	,,	520	2,542	10·5	26,700	1,200	
	,,	,,	519	1,430	10·5	15,041	676	
	,,	,,	518	1,173	9	10,591	476	
	,,	,,	517	1,173	9	10,591	476	
	,,	,,	516	1,173	9	10,591	476	
	,,	,,	515	1,173	9	10,591	476	
	,,	,,	514	1,173	9	10,591	476	
	,,	,,	512	1,089	9	9,790	440	
	,,	,,	511	2,631	10·5	27,679	1,244	
	,,	,,	495	1,111	8	8,900	400	
		Carried over..	103	1,43,398		14,31,565	64,340	
		Carried over..	41	53,256·5		15,38,187	69,132	

Appendix G-2—*concld.*

Statement showing revenue derivable from plots disposed of in 1918-19.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS.
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over	41	53,256·5		15,38,187	69,132	
		Do.	103	1,43,398		14,31,565	64,340	
6	Not yet fixed ..	Dadar Matunga...	494	1,089	8	8,722	392	
	,,	,,	221	1,102	11	12,104	544	
	,,	,,	219	1,144	8·5	9,701	436	
	,,	,,	213to218	6,710	8·5	57,138	2,568	
	,,	,,	224	712	10·25	7,298	328	
	,,	,,	22	998	9·5	9,523	428	
	,,	,,	247	711	8·25	5,874	264	
	,,	,,	248&249	1,422	8·25	11,748	528	
	,,	,,	250&251	1,419	9·75	13,884	624	
	,,	,,	252	800	9	7,209	324	
	,,	,,	253	1,000	9.5	9,523	428	
	,,	,,	222	6,221	11·25	64,258	2,888	
	,,	,,	223		10·25			
	,,	,,	254		10			
	,,	,,	255		9·75			
	,,	,,	256		8·25			
	8th March 1921.. ..	,,	268		11·25			
	Not yet fixed ..	,,	269		10·25			
	,,	,,	270		11·0			
	,,	,,	220	1,145	8·5	9,701	436	
	*	,,	19	711	17	12,104	544	*Siince resumed
	Not yet fixed ..	,,	473	2,053	10	20,559	924	
	,,	,,	602	4,440	15	57,850	2,600	
	13th February 1921 ..	,,	19	711	17	12,104	544	
		Total..	134	1,75,786		17,60,865	79,140	
7	Not yet fixed ..	Mandvi Koliwada	2	506	145	73,425	3,300	
		,,	13	539	102	55,091	2,476	
		Total..	2	1,045		1,28,516	5,776	
8	2nd Oct. 1919 ..	Nowroji Hill.	14	614	100	61,499	2,764	
	2nd. May 1919 ...	,,	15	567	100	62,478	2,808	
		Carried over..	2	1,181		1,23,977	5,572	
			177	2,30,087.5		34,27,568	1,54,048	

Appendix G-2—*contd.*

Statement showing revenue derivable from plots disposed of in 1918-19.

Serial No.	Date from which rent runs.	Estate.	Plot No.	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS.
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over	177	2,30,087·5		34,27,568	1,54,048	
		"	2	1,181		1,23,977	5,572	
8	1st December 1919 ..	Nowroji Hill.	13	592	211	1,25,045	5,620	
	3rd October 1919 ..	"	16	218	268	58,473	2,628	
	15th March 1920 ..	"	3	295	140	41,385	1,860	
	Not yet fixed ..	"	17	245	..	14,409	..	Retention case
	11th April 1920 ..	"	21	662	340	2,25,348	10,128	
		Total ..	7	3,193		5,88,637	25,808	
9	4th April 1920 ..	Lalbaug	36	380	33	12,549	564	
	11th April 1920 ..	"	21	550	25	13,795	620	
	21st March 1920 ..	"	15	879	20	16,910	760	
	Do. ..	"	16		18			
	18th February 1920 ..	"	17	467	18	8,455	380	
	Do. ..	"	19	467	18	8,455	380	
	12th March 1920 ..	"	18	467	18	8,366	376	
	22nd February 1920 ..	"	51	360	18	6,497	292	
	10th May 1920 ..	"	48	1,100	15	16,465	740	
	Do. ..	"	49					
	Do. ..	"	50					
	9th April 1920 ..	"	43	407	13	5,340	240	
	3rd April 1920 ..	"	44	358	15	5,340	240	
	23rd March 1920 ..	"	45	358	15	5,340	240	
	Do. ..	"	46	358	15	5,340	240	
	Do. ..	"	47	678	13	8,811	396	
	6th April 1920 ..	"	22	428	20	8,544	384	
	10th May 1920 ..	"	35	370	25	9,256	416	
	4th March 1920 ..	"	40	1,340	18	21,449	964	
	Do. ..	"	41		15			
	Do. ..	"	42		15			
	28th February 1920 ..	"	34	389	23	8,989	404	
	14th March 1920 ..	"	20	432	27	11,748	528	
	8th April 1920 ..	"	23	428	27	11,570	520	
	13th March 1920 ..	"	24	428	26	11,125	500	
	14th March 1920 ..	"	25	428	25	10,680	480	
	Do. ..	"	30	389	36	14,062	632	
	Do. ..	"	31	389	31	12,104	544	
	Do. ..	"	32	389	30	11,659	524	
		Carried over.	29	12,240		2,52,849	11,364	
		"	184	2,33,280 5		40,16,205	1,79,856	

Appendix G-2—*concld.*

Statement showing revenue derivable from plots disposed of in 1918-19.

Serial No.	Date from which rent runs.	Estate.	Plat No	Area.	Capital value per sq. yd.	Capital value of plot.	Annual rent.	REMARKS.
				Sq. yds.	Rs.	Rs.	Rs.	
		Brought over	184	2,33,280·5		40,16,205	1,79,856	
		"	29	12,240		2,52,849	11,364	
9	14th March 1920	Lalbaug ...	33	389	30	11,659	524	
	18th April 1920 ..	"	37	598	16	9,612	432	
	8th May 1920 ..	"	39	454	30	13,617	612	
	18th April 1920 ..	"	52	408	23	9,434	424	
		Total ..	33	14,089		2,97,171	13,356	
10	31st October 1919 ..	Suparibaug	128	618	19	11,748	528	
	Do. ..	"	130	664	20	13,261	596	
	Do. ..	"	129	667	18	12,015	540	
	11th February 1920..	"	199	4,803	11	52,866	2,376	
	20th November 1919.	"	70	767	37	28,391	1,276	
	30th March 1920 ..	"	26	396	18	7,120	320	
	5th May 1918 ..	"	(case 54)	1,695	..	534	24	
	Not yet fixed ..	"	24	1,051	15	15,753	708	
	Do.	"	25					
	6th April 1920 ..	"	22	666	18	20,559	924	
	Do.	"	23	569	15			
	Not yet fixed ..	"	202	5,100	12	61,321	2,756	
	Do.	"	203					
	7th May 1920 ..	"	45	578	15	8,722	392	
	27th April 1920 ..	"	131	664	20	13,261	596	
	Not yet fixed ..	"	42	711	18	12,816	576	
	Do.	"	44	578	15	8,633	388	
		Total ..	17	19,527	..	2,67,000	12,000	
11	15th March 1920 ..	East Agripada, South	49	994	20	19,936	896	
	Do.	"	50					
	13th April 1920 ..	"	56	1,241	25	31,061	1,396	
	27th February 1919 ..	"	G	2,291	23	52,777	2,372	
	Do.	"	H	354	14	4,984	224	
	Do.	"	I	394	7	2,759	124	
	Do.	"	K	35	15	534	24	
	Not yet fixed ..	"	L	4,000	18	72,090	3,240	
12	11th March 1920 ..	East Agripada, North.	100	1,572	15	23,585	1,060	
	6th March 1920 ..	"	18 to 24	4,042	15	60,698	2,728	
	11th April 1920 ..	"	98 & 99	1,316	15	19,758	888	
		Total..	18	16,239	..	2,88,182	12,952	
		Grand Total..	252	2,83,135·5	..	48,68,558	2,18,164	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st September*, 1919.

Appendix H-I.

Statement of completed Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of site.	Cost of site.	Cost of building, etc.	Interest charges, etc.	Total capital cost.	Rent payable by Government.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13
						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	18	Shepherd Road	*1-11-05	1	..	1,237	15,173	20,135	2,495	37,803	1,781	* With stable for 19 horses.
2	16	Wodehouse Road	31-3-06	5	224	6,578	76,302	2,44,006	14,027	3,34,335	15,747	
3	14	Nagpada	1-4-06	3	60	3,955	71,876	82,596	17,369	1,71,841	8,094	
4	17	Duncan Road	6-10-08	..	8	316	37,536	19,272	5,900	62,708	2,910	
5	23	Connaught Road	11-1-09	2	28	1,689	13,409	68,211	8,921	90,541	4,219	
6	19	Agripada	†1-6-09	5	60	4,851	44,876	1,37,800	19,332	2,02,008	9,414	† Different buildings were completed on different dates, but the lease runs from 1-6-09.
7	24	Princess Street	31-5-10	5	..	1,492	1,51,413	1,19,253	12,621	2,83,287	13,145	
8	25	Gamdevi	1-12-16	7	..	1,794	44,850	82,740	17,176	1,44,766	6,678	
		Total ..	..	28	380	21,912	4,55,435	7,74,013	97,841	13,27,289	61,988	

W. C. SHEPHERD, *Chairman,*

City of Bombay Improvement Trust.

BOMBAY, 1st *September*, 1919.

Appendix H-2

Progress of Police Accommodation Schemes during 1918-19.

(Vide Report, para. 8.)

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	REMARKS.
1	Scheme No. 34.—Police Accommodation, Lamington Road.	235 In addition, the following are to be provided:— Office rooms .. .. 6 Cells .. .. .. 4 Store and pantry rooms. 12 Bath rooms.. .. 9 Cook „ .. .. 7 Servants' „ 8 46	4 European officers, 3 Indian Sub-Inspectors, 10 Head Constables and 210 men.	Buildings completed except one chawl for sepoys which has been taken in hand.
2	Scheme No. 35.—Police Accommodation, Sandhurst Road, West.	42 In addition, the following are to be provided:— Cook rooms .. .. 3 Store „ .. .. 3 Bath „ 9 15	3 Indian Sub-Inspectors and 33 Constables.	Represented in November 1914. Detailed plans and estimates are awaited from Government for the approval of the Board. Plot No. 65, Sandhurst Road, West, has been reserved for the Scheme at Rs. 40 per square yard from 1st August 1915.
3	Scheme No. 39.—Police Accommodation, Sandhurst Road, East.	140 In addition, the following are to be provided:— Cook rooms .. .. 9 Store and pantry rooms 15 Servants' rooms .. 6 Bath „ .. 22 52	3 European officers, 6 Indian Sub-Inspectors, 10 Head Constables and 90 Constables.	Represented in October 1914. Plans and estimates approved in July 1916. The Scheme was notified on 27th July 1916, sanctioned by Government on 27th January and declared on 1st March 1917.
4	Scheme No. 40.—Police Accommodation, Byculla.	176 In addition, the following are to be provided:— Office rooms .. .. 8 Store „ .. .. 9 Cells .. .. .. 4 Cook rooms.. .. 7 Servants' „ .. 8 Bath „ .. .. 20 Stable and coach house. 2 58	2 Superintendents, 4 European Inspectors, 4 Sergeants, 3 Indian Sub-Inspectors and 145 Constables.	Represented in May 1914, and plans and estimates were approved in October 1914. The Scheme was notified in December 1914, sanctioned by Government in April and declared on 22nd July 1915. The site was acquired by the Special Collector on 7th August 1916. Scheme held up for want of funds.
5	Scheme No. 44.—Police Accommodation, Maharbaudi.	85 In addition, the following are to be provided:— Store rooms .. .. 8 Staircase „ .. .. 8 Bath „ .. .. 13 Cook „ .. .. 7 Office „ .. .. 3 Guard „ .. .. 1 Waiting „ .. .. 1 Cells 4 45	4 European officers, 3 Indian Sub-Inspectors and 57 Constables.	Represented in March 1914. Plans and estimates were sanctioned in June 1914. The Scheme was notified on 30th July 1914, sanctioned by Government in December 1914, and declared on 18th March 1915. Revised estimates were sanctioned in May 1915. The site was acquired by the Special Collector on 31st October 1916.
6	Scheme No. 45.—Police Accommodation, Palton Road.	335 In addition, the following are to be provided:— Cook rooms .. .. 7 Servants' „ .. .. 8 Store „ .. .. 8 Bath „ .. .. 37 Office „ .. .. 4 Guard „ .. .. 1 Cells 4 69	4 European officers, 3 Indian Sub-Inspectors, 20 Head Constables and 275 Constables.	Buildings completed except two chawls for 10 Head Constables and 180 sepoys which have not been taken in hand.

Appendix H-2—*concld.*

Progress of Police Accommodation Schemes during 1918-19.

No.	Description of works.	No. of rooms to be provided.	No. of persons to be accommodated.	REMARKS.
7	Scheme No. 46.—Police Accommodation, Parel.	.. ..	1 European Superintendent, 5 European officers, 3 Indian Sub-Inspectors and 200 Constables.	Represented in August 1916. A fresh site is under consideration and until this is settled plans and estimates cannot be submitted for approval of the Board by Government.
8	Scheme No. 48.—Police Accommodation, Mahim.	.. ..	4 European officers, 2 Indian Sub-Inspectors, 1 Jamadar, 10 Head Constables and 115 Constables.	Represented in July 1918. Detailed plans and estimates are awaited from Government for the approval of the Board.
9	Scheme No. 55.—Police Accommodation, Chinch Bunder Road.	.. ..	4 European Officers, 3 Indian Sub-Inspectors, 4 Head Constables and 20 Constables.	Represented in September 1918. Detailed plans and estimates are awaited from Government for the approval of the Board.
10	Scheme No. 55 A.—Police Accommodation, Mazgaon.	.. ..	1 Indian Sub-Inspector, 1 Jamadar, 5 Head Constables and 200 Constables.	Represented in December 1918. Detailed plans and estimates are awaited from Government for the approval of the Board.

BOMBAY, 1*st September*, 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Particulars of

Capital cost and

Serial No.	CHAWL. Name.		Year in which site of chawls was appropriated for construction of chawls.	Open spaces in the chawl site.	Area actually occupied by the buildings.	Total area of the site of chawls (col. 4 + col. 5.)	Rate per sq. yard as in the year given in col. 3.	Value of site (col. 6) as in the year given in col. 3.	Constructional cost of chawls including 7½ per cent for management & establishment.	Cost of work, value of land and management and establishment charges (col. 8 + col. 9.)	Interest and sinking fund charges on capital outlay 4·61% on col. 10.	Full letting value per annum.	Annual profit + or loss — taking net revenue at ⅔rds of full letting value (⅔rds of col. 12—col. 11.)
1	2		3	4	5	6	7 *	8	9	10	11	12	13
				sq.yds. (a)	sq. yds.	sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1	1-4	Agripada A Chawls.	1900	4,079	3,206	7,285	7	50,995	1,84,660	2,35,655	10,864	13,854	—1,628
2	5-16	Agripada B Chawls.	1903	5,924	6,001	11,925	6	71,550	5,39,171	6,10,721	28,154	39,900	—1,554
3	31,32, 38,40, 45&46	Agripada C Chawls.	1908	2,825	3,426	6,251	6	37,506	2,76,267	3,13,773	14,465	19,134	—1,709
4	19-24	Chandanwadi Chawls.	1904	5,365	4,299	9,664	15	1,44,960	3,73,385	5,18,345	23,895	41,238	+3,597
5	25-27, 29,30 & 41	Imamwada A Chawls.	1905	7,857	5,585	13,442	13-8	1,81,467	4,95,426	6,76,893	31,205	42,186	—3,081
6	50	Imamwada B Chawls.	1905	588	361	949	13-8	12,811	19,368	32,179	1,483	1,440	—523
7	33-37	Mandvi Koliwada Chawls.	1908	893	3,276	4,169	75	3,12,675	2,74,781	5,87,456	27,082	38,292	—1,554
8	51	Matunga Chawls.	1915	574	370	944	5	4,720	12,086	16,806	775	630	—355
9	17-18	Nagpada A Chawls.	1903	1,510	1,059	2,569	7	17,983	81,905	99,888	4,605	6,912	+3
10	39	Nagpada B Chawls.	1904	1,122	977	2,099	7	14,693	99,320	1,14,013	5,256	6,912	—648
11	28	Princess Street Chawls.	1907	1,047	433	1,480	30	44,400	42,217	86,617	3,993	3,840	—1,433
12	42-44& 47-49	Supari baug Chawls.	1910	5,157	2,924	8,081	4-8	36,364	3,36,818	3,73,182	17,204	18,720	—4,724
13	52-57	Chinch Bunder Chawls.	1913	4,613	3,883	8,496	(c) 26·66	(b) 2,26,560	3,77,167	6,03,727	27,831	44,100	+1,569
		Total ..		41,554	35,800	77,354		11,56,684	31,12,571	42,69,255	1,96,812	2,77,158	—12, 040

BOMBAY, 1st *September*, 1919.

I-1.

Trust Chawls.

net annual return.

Percentage of net annual return ÷rds of (col. 12) on capital cost (col. 10.)	Number of rooms.	No. of floors including ground floor.	Land per room (col. 6 ÷ col 15).	Rent per room.	Floor area of tenement inclusive of verandah.	Capital cost of land and works per room (col. 10 ÷ col. 15).	Capital cost of works per room (col. 9 ÷ col. 15.	Net profit + or loss — per room (col. 13 ÷ col. 15).	REMARKS.
14	15	16	17	18	19	20	21	22	23
			sq. yds.	Rs.	sq. ft.	Rs.	Rs.	Rs.	
3·92	307	3	23·73	3-8	175	767	601	—5·30	(a) This area is exclusive of the site of the weaving shed, and of a strip of land 6 feet in width surrounding the shed.
4·35	928	4	12·85	3-8	142 110	658	581	—1·68	
4·07	432	4	14·47	3-8	177	726	640	—3·96	*The rates per square yard, given in column 7, are those which the sites of chawls as given in column 6, could have fetched subject to the Board's usual regulations in the open market in the years given in column 3.
5·30	673	4	14·36	5	125	770	555	+5·34	
4·16	877	4	15·33	4	135	772	565	—3·51	(b) This figure represents the value at Rs. 40/- per square yard of the site, situated between the 25' road and the railway, and admeasuring 5,664 square yards.
2·98	30	2	31·63	4	160	1,073	646	—17·43	(c) This figure is arrived at by dividing the figure (b) by 8,496 square yards.
4·34	222	4	18·77	5	176	2,646	1,238	—7·00	The figures in columns 20, 21 and 22 given against Mandvi and Chinch Bunder chawls are vitiated by the fact that the capital cost of the chawls includes the cost of the godowns and shops on the ground floor. Omitting these chawls and the workmen's cottages in Matunga, the average cost per room is Rs. 750 (land 150 +construction 600) and the average loss per room per annum 2·86.
2·49	15	1	62·93	3-8	120	1,120	806	—23·66	
4·61	144	4	17·84	4	148	694	569	+0·02	
4·04	144	4	14·58	4	160	792	690	—4·50	In addition to rooms shown in col. 15 there are in Mandvi 26 godowns let at rents ranging from Rs. 9/8 to Rs. 90 per godown and 30 shops let at rents ranging from Rs. 20 to Rs. 40 per shop per month and in Chinch Bunder 33 godowns let at Rs. 55 per month occupying the whole ground floor.
2·95	64	4	23·12	5	131	1,353	660	—22·39	
3·34	480	4	16·84	3-4	176	777	702	—9·84	The rooms in AgripadaB are of two kinds 640 larger, measuring 142 square feet and 288 smaller, measuring 110 square feet each.
4·87	372	4	22·84	5	176	1,623	1,014	+4·21	The averages given in cols. 20, 21 and 22 are for all chawls except Chinch Bunder, Mandvi and Matunga.
4·32	4,688	..	..	Average		750	600	—2·86	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix

Particulars of

Number of tenements, full letting value and permissible

Serial No.	CHAWL. Name.		Number of tenements. Let for living purposes.	Temporarily occupied for Board's purposes. Occupied by mucadums.	Temporarily occupied for Board's purposes. Used as office and store.	Temporarily occupied by schools.	Chawl Superintendent's quarters including office and store.	Total cols. 3 to 7.	Shops.	Godowns.	Let for living purposes.	Temporarily occupied for Board's purposes.	Temporarily occupied for School purposes.
1	2		3	4	5	6	7	8	9	10	11	12	13
			(d)								Rs. a. (f)	Rs. a.	Rs. a.
1	1–4	Agripada A Chawls.	282	2	1	....	2	287	20	....	1,003-0	10-8	..
2	5–16	Agripada B Chawls.	912	....	....	....	....	912	16	....	3,192-0	....	..
:	31,32, 38,40 45 & 46	Agripada C Chawls.	403	....	....	10	....	413	19	....	1,410-8	....	35-0
4	19–24	Chandanwadi Chawls	663	1	....	....	1	665	8	....	3,315-0	5-0	..
5	25-27, 29,30 & 41	Imam wada A Chawls.	875	1	....	....	1	877	....	....	3,500-0	4-0	..
6	50	Imamwada B Chawls.	30	....	....	....	....	30	....	....	120-0	....	..
7	33-35, 36 & 37	Mandv Koliwada Chawls.	218	....	....	4	....	222	30	26	1,090-0	....	20-0
8	51	Matunga Chawls.	15	....	....	....	....	15	....	....	52-8	....	..
9	17-18	Nagpada A Chawls.	143	1	....	....	....	144	....	....	572-0	4-0	..
10	39	Nagpada B Chawls.	143	....	1	....	....	144	....	....	572-0	4-0	..
11	28	Princess Street Chawls.	63	1	....	....	....	64	....	....	315-0	5-0	..
12	42-44, 47 & 49	Suparibaug Chawls.	477	1	2	....	....	480	....	....	1,550-4	9-12	..
13	52-57	Chinch Bunder Chawls.	370	1	1	....	....	372	....	33	1,850-0	10-0	..
		TOTAL ..	4,594	8	5	14	4	4,625	93	59	18,542-4	52-4	55-0

BOMBAY, 1st *September*, 1919.

I-2.

Trust Chawls.

and actual population.

Monthly rent.				Total annual rent, 12 times cols. 11 to 14 15 to 17	Maximum permissible population in adults.			Actual population in January 1919.		Population per acre in largest groups.	REMARKS.
Chawl Superintendent's quarters including office and store.	Total cols. 11 to 14.	Shops.	Godowns.		Total tenements.	Population per tenement.	Total population.	Persons.	Equivalent in adults.		
14	15	16	17	18	19 (e)	20	21	22	23	24 (g)	25
Rs. a.	Rs. a.	Rs.	Rs.	Rs.							
(a) 12-0	1,025-8	129	....	13,854	302	5	1,534	1,158	1,002		(a) Out of Rs. 12, Rs. 7 are for Chawl Superintendent's quarters and Rs. 5 for office, etc.
....	3,192-0	133	....	39,900	288 640	4½ 3	3,216	2,653	2,381	781	(b) Out of Rs. 9-8-0, Rs. 7 are for Chawl Superintendent's quarters and Rs. 2-8-0 for office, etc.
....	1,445-8	149	....	19,134	432	5	2,160	1,554	1,385		(c) Out of Rs. 11-8-0, Rs. 7 are for Chawl Superintendent's quarters and Rs. 4-8-0 for office, etc.
(b) 9-8	3,329-8	107	....	41,238	673	3½	2,357	2,182	1,884	982	(d) This figure is made up of 8 two-room tenements and 274 one-room tenements. The monthly rent per room is :— (a) Rs. 5 for Chandanwadi, Princess Street, and Chinch Bunder Chawls. (b) Rs. 4 for Imamwada and Nagpada Chawls. (c) Rs. 3-8-0 for Agripada and Matunga Chawls. (d) Rs. 3-4-0 for Suparibaug Chawls.
(c) 11-8	3,515-8	....	....	42,186	877	4	3,509	2,685	2,390	931	
....	120-0	....	....	1,440	30	5	150	80	74		
....	1,110-0	810	1,271	38,292	222	5	1,110	777	678	532	(e) The figures in column 19 include Chawl Superintendent's quarters but not godowns and not shops at Mandvi. They include shops at Agripada and Chandanwadi, at these are allowed to be used for human habitation.
....	52-8	....	....	630	15	5	75	72	57	..	
....	576-0	....	....	6,912	144	4½	648	496	438	1019	(f) This figure of monthly rent is made up as follows:— 8 two-room tenements at Rs. 5½ per month ..=Rs. 44; 274 one-room tenements at Rs. 3½ per month ..= „ 959; „ 1,003
....	576-0	....	....	6,912	144	4½	648	483	408		
....	320-0	....	....	3,840	64	4	256	230	210	..	(g) The figures in Column 24 are got by distributing the actual population (column 22) over the area made up of chawl site plus ½ area of adjacent streets and in the case of Mandvi and Chinch Bunder 20′ strip along the adjacent railway.
....	1,560-0	....	....	18,720	480	5	2,400	1,543	1,363	924	
....	1,860-0	....	1,815	44,100	372	5	1860	1,501	1,341	676	
33-0	18,682-8	1,328	3,086	2,77,158	4,683	..	19,923	15,414	13,611		

W. C. SHEPHERD, *Chairman,*

City of Bombay Improvement Trust.

Appendix J-1.

Roads handed over to the Municipality before 1918-19.

Date of giving possession to the Municipality.	Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1919. Outlay to end of March 1918.	Outlay during 1918-19.	REMARKS.
1	2	3	4	5	6	7	8	9
					Rs.	Rs.	Rs	
Prior to 1st April 1918 vide Appendix J.-1 of Administration Report for 1917-18.	Roads in—							In the case of Schedule C & D lands the figures in column 6 represent schedule value.
	Schedule "C" lands	12,074	..	55,175	7,57,450	3,40,871	..	
	Do. "D" lands	17,356	..	56,652	1,86,168	2,71,379	..	
	Do. "E" lands	4,276 *(4,002)	..	26,406	86,590	1,42,564	..	
	Scheme 1 ...	2,983	..	14,648	3,15,440	87,106	..	
	Do. 2 ...	7,208	..	44,082	24,45,874	2,18,064	..	
	Do. 3 ...	9,910 *(702)	..	64,422	27,74,010	3,34,659	..	
	Do. 4 ...	10,075	..	35,435	2,75,671	2,20,396	..	
	Do. 8 ...	2,405	..	9,148	4,11,760	46,903	..	
	Do. 9 ...	486	..	2,162	14,076	10,007	..	
	Do. 13 ..	318	..	1,413	4,316	7,092	..	
	Do. 27 ...	1,938 *(450)	..	13,761	2,17,745	58,608	..	
	Do. 29 ..	2,340	..	10,400	2,70,400	48,186	..	
	Do. 33 ...	473	..	1,400	14,000	7,868	..	
	Do. 36 ...	1,225	..	8,167	2,14,714	33,942	..	
	Total ...	73,067 *(5,154)	...	3,43,271	79,88,214	18,27,645	..	
During 1918-19.								
30-7-18	West Agripada.		Schedule "D."					
,,	Morland Road footpath	(220'-4")	8'-4"	204	612	874	..	
,,	Wylie Road footpath	(254'-9")	6'-8"	189	567	815	..	
,,	Gell Street footpath	(519'-6")	6'-8"	385	1,155	1,632	..	
,,	,, ,, ,,	(672'-6")	6'-8"	498	1,494	2,141	..	
,,	Footpath Agripada Chawl Street ..	(845')	6'-8"	626	1,878	3,273	..	
,,	,, ,,	(463'-6")	6'-8"	343	1,029	1,800	..	
,,	Souter Street ...	(243')	10'-0"	270	810	1,244	..	
		(3,219')	..	2,515	7,545	11,779	..	
	East Agripada.		Schedule D.					
30-9-18	Tank Pakhady Street	1,090	26'-8"	3,230	9,690	19,078	1,616	
,,	Milk Street ...	338	26'-8"	1,001	3,003			
,,	Water Street ..	150	26'-8"	445	1,335			
		1,578	..	4,676	14,028	19,078	1,616	
				Scheme 31.				
11-1-19	40' Windsor Road ..	1,176	26'-8"	3,485	13,940	53,373	..	
,,	50' Hospital Avenue between Windsor Road and Suparibaug Road	783	33'-4"	2,900	11,600			
		1,959	..	6,385	25,540	53,373	..	
				Scheme 32.				
30-9-18	Tank Pakhady Street	310	26'-8"	919	7,200	14,523	..	
,,	Milk Street ..	82	26'-8"	243				
,,	Water Street ...	300	26'-8"	889				
		692	..	2,051	7,200	14,523	..	
	Grand Total ..	77,296 *(8,373)	..	3,58,898	80,42,527	19,26,398	1,616	

* Footpaths not taken into account.

BOMBAY, 1st *September*, 1919.

W. C. SHEPHERD, *Chairman*
City of Bombay Improvement Trust

Appendix J-2.

Roads constructed before 1919-20 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1918.	Outlay during 1918 19.	Remarks.
1	2	3	4	5	6	7	8
			Schedule "C."				In the case of Schedules C& D lands the figures in col. 5 represent schedule value.
				Rs.	Rs.	Rs.	
Wodehouse Road Estate Accommodation Road ..	443	23'	1,132	11,320	4,592	..	Completed.
Total ..	443		1,132	11,320	4,592	..	
			Schedule "D."				
West Agripada Scheme No. 11.							
Moreland Road footpaths	(1,815'-8")	8'-4"	1,681	5,043	7,254	159	Incomplete.
Club Road	(1,247)	10	1,381	4,143	5,954	..	
Footpath, Cirrus Avenue..	(535)	13'-4"	792	2,376	3,881	212	
,, Wylie Road ..	(751'-3")	13'-4"	1,113	3,339	4,798	..	
,, ,, ..	(254'-9")	6'-8"	188	564	811	..	
,, Gell Street ..	(469'-6")	(13'-4")	695	2,085	3,242	..	
,, ,, ...	(153)	(6'-8")	113	339	491	..	
,, Motlibai Street .	(1,022)	(13'-4")	1,513	4,539	6,524	..	
,, Rebsch Street ..	(1,021)	do.	1,511	4,533	6,515	159	
,, Agripada Chawl Street	(9)	(13'-6")	13	39	68	..	
,, ,, ,, ..	(381'-6")	(6'-8")	283	849	1,485	..	
,, Rebsch Street ..	(243)	20	551	1,653	2,375	...	
,, ,, ..	(488)	20	1,083	3,249	4,669	..	
,, Club Back Road.	(415)	13'-4"	615	1,845	2,812	266	
,, ,, ...	(674)	20'-0"	1,499	4,497	6,463	..	
,, Reynolds Road..	(1,013)	13'-4"	1,500	4,500	6,629	..	
,, Club Cross Road .	(200)	30	667	2,001	2,876	..	
,, Motlibai Street ..	(428)	20	951	2,853	4,100	..	
Souter Street	(1,484)	20	3,297	9,891	15,184	87	
,, ,, ..	(243)	10	270	810	1,244	..	
Gilder Street, Schedule "D" lands (footpaths).	(180)	20	400	1,600	2,047	..	
Gilder Street to Jetha Street (footpaths).	(1,863)	20	4,140	16,560	18,959	..	
Additional portion of Gilder Street from Jetha Street to Club Road.	(310)	20	689	2,501	2,976	..	
East Agripada.							
Tank Pakhady Street ..	(1,090)	13'-4"	1,615	4,845	10,808	..	Incomplete.
Milk Street..	(338)	13'-4"	501	1,503			
Water Street	(150)	13'-4"	222	666			
Byculla Station Road ..	56	50	311	933	..	..	Complete.
Total ..	56 (16,778)	..	27,594	87,756	1,22,165	883	
Carried over	499 (16,778)	..	28,726	99,076	1,26,757	883	

Appendix J-2—*contd.*

Roads constructed before 1919-20 but not handed over to the Municipality

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1918.	Outlay during 1918-19.	Remarks.
1	2	3	4	5	6	7	8
				Rs.	Rs.	Rs	
Brought forward .	499 (16,778)	..	28,726	99,076	1,26,757	883	
Scheme 2.							
Tarring service passage in Scheme No. 2 ..	..	..	..	..	944	1,414	Incomplete.
Kitchen Garden Lane ..	147	..	653	4,000	4,108	..	
Total	147	..	653	4,000	5,052	1,414	
Scheme 3.							
Footpaths between Breach Candy and Falkland Roads.	(6,872)	13′-4″	10,178		59,292	3,730	Incomplete.
Footpaths in Kumbharwada section.	(740)	13′-4″	1,096		6,266	707	
,, ,, ,,	(412)	13′-4″	610		3,705	351	
Footpaths of Parel Road and Dongri section.	(3,280)	13′-4″	4,858		27,396	3,217	
,, Dharamshala 40′ Road.	(170)	6′-8″	126		654	..	
,, Parel Road and Duncan Road.	(1,914)	13′-4″	2,836	8,85,000	15,349	2,347	
,, ,, ,,	(250)	13′-4″	370		1,921	..	
Footpath 40′ road off Charni Road on Sandhurst Road between Queen's Road to Falkland Road.	(519)	13′-4″	769		4,163	..	
Portion of Sandhurst Road between Dongri Street and Elphinstone Bridge.	750	53′-4″	4,444		31,983	612	Complete.
Total	750 (14,157)	..	25,287	8,85,000	1,50,729	10,964	
Scheme 4.							
Hughes Road footpaths ..	(3,670)	20	8,156		49,373	2,127	Incomplete.
New Gamdevi Road footpaths. ,, ,, ,,	(936)	16	1,763		13,346	1,595	
Babulnath Road footpaths.	(680)	20	1,511	90,800	9,449	..	
Owen Dunn Road ,, paths. ,, ,, ,,	(300)	13′-4″	444		3,393	..	
,, ,, ,, ,,	(186)	20	413		2,582	..	
Alexandra Road footpaths.	(1,205)	20	2,678		17,696	659	
Laburnum Road ,,	(1,100)	20	2,444		17,375	1,595	
Tejpal Road	84	40	376	58,700	2,350	..	
,, ,, footpaths.	(342)	34′-4″	507		3,166	..	
Watchagandy Road ,,	(818)	20	1,818		12,761	2,127	
Total	84 (9,237)	..	20,110	1,49,500	1,31,491	8,103	
Carried over ..	1,480 (40,172)	..	74,776	11,37,576	4,14.029	21,364	

Appendix J-2—*contd.*

Roads constructed before 1919-20 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1918.	Outlay during 1918-19.	Remarks.
1	2	3	4	5	6	7	8
				Rs.	Rs.	Rs.	
Brought forward ..	1,480 (40,172)	....	74,776	11,37,576	4,14,029	21,364	
Scheme 5.							
Half width of road from King's Circle to Matunga Road	1,350	18	2,700	5,400			
26′ roads outh of cottage plot	630	16	1,120	2,240			
Half width of portion of Level Crossing Road from King's Circle to the northern boundary of the scheme including portion of Circular Road. ..	1,299	18	2,598	5,196			
36′ roadway off 60′ road No. 2 east of Matunga Station	460	36	1,840	3,680			
20′ road No: 3	700	20	1,555	3,110			
20′ ,, No. 4 ..	760	20	1,689	3,378			
20′ roadway off 40′ road No. 5 east of Matunga Station	1,050	20	2,333	4,666			
20′ road No. 6 do. do.	410	20	911	1,822			
20′ ,, ,, 13 do.	440	20	978	1,956			
16′ roadway off 26′ road No. 14 do. do.	520	16	924	1,848			
20′ roadway off 40′ road No. 15 do. do.	850	20	1,889	3,778			
20′ Road. No, 15A east of Matunga Station ..	230	20	511	1,022	3,71,984	3,27,385	Incomplete.
20′ Road No. 15B do. ..	230	20	511	1,022			
20′Road off 40′ Road west of Tramway Co.'s plot	560	20	1,244	2,488			
20′ Roadway off 40′ Road east of Tramway Co's plot.	558	20	1,240	2,480			
36′ roadway off the 60′ over-bridge road	1,420	36	5,680	11,360			
Eastern 38′ roadway off Eastern Avenue	1,040	38	4,391	8,782			
36′ Roadway off 66′ Road No. 2 east of Dadar Station	1,060	36	4,240	8,480			
Half width of 36′ road off 60′ road No. 3 east of Dadar Station Road ...	810	18	1,620	3,240			
16′ roadway off 26′ road No. 4 east of Dadar Station.	400	16	711	1,422			
16′ roadway off 26′ road No. 5 east of Dadar Station	360	16	640	1,280			
20′ roadway off 40′ road No. 6 east of Dadar Station	480	20	1,064	2,128			
16′ roadway off 26′ road No. 9 east of Dadar Station.	558	16	992	1,984			
Total ..	16,175	....	41,381	82,762	3,71,984	3,27,385	
Carried over.	17,655 (40,172)	....	1,16,157	12,20,338	7,86,013	3,48,749	

Appendix J-2—*contd.*

Roads constructed before 1919-20 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1918.	Outlay during 1918-19.	REMARKS.
1	2	3	4	5	6	7	8
				Rs.	Rs.	Rs.	
Brought forward ..	17,655 (40,172)	....	1,16,157	12,20,338	7,86,013	3,48,749	
Scheme 6.							
Half width of portion of Level Crossing Road from the southern boundary of the scheme to the level crossing on the G. I. P. Ry. south of Mahim Loop.	1,070	18	2,140	6,432	14,692	968	Incomplete.
Total ..	1,070	....	2,140	6,432	14,692	968	
Scheme 8.							
Esaji Street (in continuation of road No. 1) ..	96	36	384	14,167	2,184	...	Incomplete.
Jambli Street footpath ..	(433)	8⅔	417	25,916	2,139	..	
Kazi Syed Street „ ..	(569)	16⅔	1,018	20,360	5,437	..	
Dongri Street „ ..	(571)	20	1,269	50,700	6,509	339	
Bhandari Street „ ..	(377)	20	838	16,720	4,298	..	
„ „ ..	(135)	13⅓	674	13,480	3,457	..	
Janjikar Street „ ..	(320)	13½				..	
Syed Mukhri Street ..	107	30	357	7,140	337	...	Complete.
Set-back Syed Mukhri Street	107	30	357	7,140	338	...	
Total ..	310 (2,405)	....	5,314	1,55,623	24,699	339	
Scheme 13.							
Souter Street extension eastward footpaths.	(318)	20	707	2,181	4,048	..	Incomplete.
Total ..	(318)	....	707	2,181	4,048	..	
Scheme 27.							
Lamington Road footpaths	(1,344)	10	1,493	29,640	6,823	..	Incomplete.
Mathew Road footpaths ..	(2,110)	10	2,344	55,660	10,461	716	
Total ..	(3,454)	....	3,837	85,300	17,284	716	
Scheme 29.							
60′ Nowroji Hill Road ..	(2,340)	20	5,200	1,35,200	23,724	1,063	Incomplete.
Six cross roads west of 60′ Nowroji Hill Road.	1,300	40	5,778	1,50,228	27,499	4,078	
Total ..	1,300 (2,340)	....	10,978	2,85,428	51,223	5,141	
Carried over ..	20,335 (48,689)	....	1,39,133	17,55,302	8,97,959	3,55,913	

Appendix J-2—*contd.*

Roads constructed before 1919-20 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1918.	Outlay during 1918-19.	Remarks.
1	2	3	4	5	6	7	8
				Rs.	Rs.	Rs.	
Brought forward ..	20,335 (48,689)	....	1,39,133	17,55,302	8,97,959	3,55,913	
Scheme 31.							
Eastern Avenue on Dadar Road.	1,432	114	18,139	72,556			Incomplete.
Eastern 38′ roadway of Eastern Avenue between Dadar and Vincent Roads junction and the northern boundary of the Scheme.	2,810	38	11,864	47,456			
40′ Road No. 2 through Mr. Chamarbagwalla's premises.	715	26′-8″	2,119				Completed without foot paths.
Suparibaug Road at Lalbaug end.	714	28	2,221				
Suparibaug Road between Hospital Avenue and Elphinstone Road. ..	2,700	30	9,000		3,33,585	1,24,604	
40′ road No. 10, Suparibaug Estate.	215	26′-8″	637				
Lalbaug Road.				70,016			
20′ road No. 4,	114	17	215				Incomplete
20′ „ No. 8,	824	17	1,556				
Portion of 40′ road No. 5, between plots Nos. 8 and 9.	105	26′-8″	311				
20′ road No. 6.	330	17	623				
Portion of 20′ road No. 7.	435	17	822				
Total	10,394	....	47,507	1,90,028	3,33,585	1,24,604	
Carried over ..	30,729 (48,689)	....	1,86,640	19,45,330	12,31,544	4,80,517	

Appendix J-2—*concld.*

Roads constructed before 1919-20 but not handed over to the Municipality.

Name of road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of land.	Cost of construction to end of March 1918.	Outlay during 1918-19	Remarks.
1	2	3	4	5	6	7	8
				Rs.	Rs.	Rs.	
Brought forward ..	30,729 (48,689)	....	1,86,640	19,45,330	12,31,544	4,80,517	
Scheme 32.							
Tank Pakhady Street ..	(310)	13′-4″	459				Incomplete.
Milk Street..	(82)	13′-4″	121				
Water Street	(300)	13′-4″	444				
Byculla Station Road ..	940	50	5,222				Roadway Completed
New Souter Street North ..	1,150	26′-8″	3,408	62,000	1,32,522	9,817	
Road No. 1 east off Clerk Road North.	896	40	3,982				
Road No. 2 east off Clerk Road North.	1,143	40	5,030				
Total ..	4,129 (692)	..	18,716	62,000	1,32,522	9,817	
Scheme 33.							
Bhatwadi Road footpaths.	(500)	13′-4″	741		4,890	149	Incomplete.
„ Road	80	20	177	98,558	1,426	..	
„ „	30	30	100		562	..	
Total ..	110 (500)	..	1,018	98,558	6,878	149	
Scheme 36.							
Widening of Lamington Road.	(1,225)	20	2,722	53,320	12,141	187	Incomplete.
Total ..	(1,225)	..	2,722	53,320	12,141	187	
Grand Total ..	34,968 (51,106)	..	2,09,096	21,59,208	13,83,085	4,90,670	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 1*st September*, 1919.

Appendix

Analysis of Appendices

Completed roads.	Roads handed over to the Municipality.		Roads not handed over to the Municipality.	
	Length.	Area.	Length.	Area.
	Ft.	Sq. yds.	Ft.	Sq. yds.
Schedule "C" Lands	12,074 (a) 39	55,175 411	443	1,132
" "D" "	18,934 (b) 419 *(3,219)	63,843 1,862	56	311
" "E" "	4,276 *(4,002)	26,406	..	..
Schemes	41,554 *(1,152)	2,11,201	5,808	24,969
	77,296 or 14·64 miles *(8,373)	3,58,898	6,307 or 1·19 miles	26,412
Roads commenced but not completed before 1919-20.				
Schedule "D"	..	..	*(16,778)	27,283
Scheme 2	..	..	147	653
" 3	..	..	*(14,157)	20,843
" 4	..	..	84 *(9,237)	376 19,734
" 5	..	..	16,175	41,381
" 6	..	..	1,070	2,140
" 8	..	..	96 *(2,405)	384 4,216
" 13	..	..	*(318)	707
" 27	..	..	*(3,454)	3,837
" 29	..	..	1,300 *(2,340)	5,778 5,200
" 31	..	..	9,679	45,388
" 32	..	..	*(692)	1,024
" 33	..	..	110 *(500)	277 741
" 36	..	..	*(1,225)	2,722
Total ..	..	..	28,661 or 5·43 miles *(51,106)	1,82,684
Grand Total ..	77,296 or 14·64 miles. *(8,373)	3,58,898 ..	34,968 or 6·62 miles *(51,106)	2,09,096

(a) Out of Scheme No. 3.
(b) " " " 9.
* Footpaths not included.

BOMBAY, 1st *September*, 1919.

J-3.

J-1 and J-2.

Total.		Cost to end of 1918-19.			Remarks
Length.	Area.	Land.	Construction.	Total.	
Ft.	Sq. yds.	Rs.	Rs.	Rs.	
12,556	56,718	7,68,770 4,110	3,45,463	11,18,343	Road length in running feet. 128′ 204 80′ 10,065½ 70′ 2,234 60′ 9,158 50′ 7,284½ 40′ 40,135 Under 40′ 7,625 Set back 590 Total .. 77,296
19,409 * (3,219)	66,016	2,20,809	3,13,738	5,34,547	
4,276 *(4,002)	26,406	86,590	1,42,564	2,29,154	
47,362 *(1,152)	2,33,170	72,11,397	13,20,137	85,31,534	
83,603 or 15·83 miles *(8,373)	3,85,310	82,91,676	21,21,902	1,04,13,578	
(16,778)	27,283	86,823	1,21,780	2,08,603	
147	653	4,000	6,466	10,466	
(14,157)	20,843	7,29,468	1,29,098	8,58,566	
84 (9,237)	376 19,734	1,49,500	1,39,594	2,89,094	
16,175	41,381	82,762	6,99,369	7,82,131	
1,070	2,140	6,432	15,660	22,092	
96 (2,405)	384 4,216	1,41,343	24,363	1,65,706	
(318)	707	2,181	4,048	6,229	
(3,454)	3,837	85,300	18,000	1,03,300	
1,300 (2,340)	5,778 5,200	2,85,428	56,364	3,41,792	
9,679	45,388	1,81,552	4,37,751	6,19,303	
(692)	1,024	3,392	8,019	11,411	
110 (500)	277 741	98,558	7,027	1,05,585	
(1,225)	2,722	53,320	12,328	65,648	
28,661 or 5·43 miles *(51,106)	1,82,684	19,10,059	16,79,867	35,89,926	
1,12,264 or 21·26 miles. *(59,479)	5,67,994	1,02,01,735	38,01,769	1,40,03,504	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix K

Details of Acquisition Work Scheme by Scheme.

(*Vide Report, para.* 3).

Scheme No.	Name of Scheme.	Total Amount of Awards.			Corresponding Amounts of Land Manager's Estimate.			Total Area acquired in Sq. yds.		
		Up to 31st March 1918.	During 1918-19.	Up to 31st March 1919.	Up to 31st March 1918.	During 1918-19.	Up to 31st March 1919.	Up to 31st March 1918.	During 1918-19.	Up to 31st March 1919.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
1	First Nagpada	15,36,830	....	15,36,830	12,56,261	.....	12,56,261	72,802	.....	72,802
2	Princess Street	67,47,234	....	67,47,234	60,00,683	.....	60,00,683	1,20,147	.....	1,20,147
3	Sandhurst Road	82,45,146	....	82,45,146	74,13,285	.....	74,13,285	2,48,526	.....	2,48,526
4	Gamdevi	12,15,960	....	12,15,960	10,23,087	.....	10,23,087	1,81,658	.....	1,81,658
5	Dadar-Matunga	22,95,201	34,040	23,29,241	20,73,837	24,896	20,98,733	14,00,541	35,102	14,35,643
6	Sion-Matunga	18,94,537	20,057	19,14,594	17,31,072	20,057	17,51,129	16,50,919	6,857	16,57,776
7	Colaba Reclamation	13,000	....	13,000	13,000	.....	13,000	9,152	.....	9,152
8	Mandvi Koliwada	19,80,091	....	19,80,091	17,76,225	.....	17,76,225	29,376	.....	29,376
9	Sankli Street	17,000	....	17,000	17,166	.....	17,166	340	.....	340
10	Road south of Crawford Market	2,871	....	2,871	2,871	.....	2,871	89	.....	89
13	Souter Street extension eastwards ..	20,786	....	20,786	11,877	.....	11,877	7,484	.....	7,484
17	Police Accommodation, Duncan Road ..	38,967	....	38,967	37,917	.....	37,917	329	.....	329
18	Do. Shepherd Road ..	15,915	....	15,915	15,915	....	15,915	1,313	....	1,313
27	Mathew Road	11,29,849	....	11,29,849	8,37,096	....	8,37,096	50,787	....	50,787
29	Nowroji Hill	63,70,141	....	63,70,141	61,95,627	....	61,95,627	1,71,702	....	1,71,702
30	Souter Street extension westward ..	69,542	....	69,542	61,065	....	61,065	16,909	....	16,909
31	Parel	40,49,987	506	40,50,493	38,21,135	506	38,21,641	5,40,147	778	5,46,925
32	East Agripada	21,35,866	1,17,508	22,53,374	20,84,042	1,17,508	22,01,550	1,97,431	6,394	2,03,825
33	Bhatwadi	2,78,855	....	2,78,855	2,61,230	....	61,230	8,456	....	8,456
34	Police Accommodation, Lamington Road.	1	....	1	1	....	1	6,194	....	6,194
36	Chunam Kiln Road..	2,22,138	....	2,22,138	2,06,748	....	2,06,748	7,493	....	7,493
37	Sydenham Road	99,87,693	2,49,282	1,02,36,975	98,05,735	2,20,169	1,00,25,904	64,038	1,493	65,531
40	Police Accommodation, Byculla	1	....	1	1	....	1	16,369	....	16,369
41	Undria Street	4,61,735	....	4,61,735	4,75,487	....	4,75,487	6,408	....	6,408
42	Spring Mills chawls	76,076	....	76,076	76,076	....	76,076	20,030	....	20,030
43	Parel Road (Central)	7,95,045	3,03,338	10,98,383	7,97,654	3,02,968	11,00,622	5,247	1,493	6,740
44	Police Accommodation, Maharbaudi ..	1	....	1	1	....	1	2,724	....	2,724
47	Parel Road (Northern)	2,73,000	13,00,684	15,73,684	2,73,013	12,95,110	15,68,123	3,813	23,767	27,580
	Total ..	4,98,73,468	20,25,415	5,18,98,883	4,62,68,107	19,81,214	4,82,49,321	48,40,424	81,884	49,22,308

W. C. SHEPHERD,

Chairman, City of Bombay Improvement Trust.

BOMBAY, 1*st September*, 1919.

Appendix L-1.

Principal cases awarded by the Special Collector in 1918-1919.

(*Vide Report, para.* 3.)

Serial No.	Scheme No.	Case No.	Date on which. Case opened.	Date on which. Award made.	Owner's name.	Area.	Owner's claim.	Trust valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
1	32	46	1-4-13	13-5-18	Suleman Ahmad and others.	3,654	99,788	62,376	62,376	Settled
2	32	26	26-3-13	13-5-18	Do. do. ..	2,740	88,950	55,132	55,132	,,
3	37	278	5-6-13	28-5-18	The Hon'ble Sheriff Dewji Canji.	125	....	49,202	49,000	,,
4	37	48	29-3-12	20-8-18	Abdul Rehman Haji Yacoob and another, Receivers in High Court Suit No. 398 of 1916.	1,146	1,76,203	1,25,720	1,32,021	Contested.
5	37	129	8-7-12	16-11-18	Haji Ismail Haji Mahomed Dawood and another.	222	82,891	45,247	53,282	,,
6	43	7	25-7-16	5-7-18	Bai Rahimatbai widow of Haji Jackeria Haji Ahmad Patel.	1,122	2,80,897	2,43,014	2,43,538	Settled
7	43	32	4-9-16	5-12-18	Meherban Sayadina Taher Sarfudin, High Priest.	268	....	40,043	40,000	,,
8	47	43 64 65	21-8-17 9-10-17 9-10-17	18-4-18 18-4-18 18-4-18	Khan Mahomed Haji Vazir Yacub Khan Mahomed Vazir.	139 248 197	....	8,616 18,651 11,781	39,001	,,
9	47	3	26-5-16	20-4-18	Tyeballi Allibhai Haveliwalla and others.	6,525	....	2,16,763	2,16,800	,,
10	47	56 58	29-9-17	6-7-18	Bai Fatmabai, widow of Haji Ismail Haji Vazir, and others.	174 878	....	33,962	33,608	,,
11	47	57	2-10-17	8-7-18	Tyab Haji Ismail Haji Vazir.	373	....	35,547	35,591	,,
12	47	39	10-5-17	30-8-18	Currim Suleman ..	839	1,55,527	1,17,364	1,17,500	,,
13	47	35	8-5-17	23-10-18	Kalliandas Murlidhar Sodha and another.	355	52,586	42,020	42,000	,,
14	47	2	17-4-16	29-11-18	Dawoodbhai Hassan.	1,567	33,770	33,600	33,600	,,
15	47	13	12-1-17	7-12-18	R. D. Sethna, Receiver in High Court Suit No. 913 of 1908.	439	49,251	39,142	39,000	,,
16	47	8	9-1-17	11-12-18	Gungabai, widow of Mukund Sadoba Kudalkar.	228	....	37,126	37,000	,,
17	47	18 19	8-2-17	14-2-19	Bai Balabai Bapu Velinker and another.	449 1,026	48,395 1,42,641	31,601 98,407	1,30,000	,,

Appendix L-1—*contd.*

Principal cases awarded by the Special Collector in 1918-1919.

Serial No.	Scheme No.	Case No.	Date on which Case opened.	Date on which Award made.	Owner's name.	Area.	Owner's claim.	Trust Valuation.	Collector's award.	Remarks.
						Sq. yds.	Rs.	Rs.	Rs.	
18	47	91	11-2-18	5-3-19	Haji Sidik Haji Mahomed and others, trustees.	516	....	41,000	48,603	Contested.
19	47	93	11-2-18	14-3-19	Fidaally Kadarbhai and Hakimuddin Kadarbhai.	589	....	1,00,722	1,00,000	Settled
20	47	24	6-3-17	18-3-19	Adamji Amarbhai Tadpatriwalla.	2,364	....	47,109	47,000	"
21	47	38	8-5-17	27-3-19	Maherally Kassam ..	126	82,088	61,990	62,000	"

W. C. SHEPHERD, *Chairman,*

BOMBAY, 1*st September*, 1919. *City of Bombay Improvement Trust.*

Appendix L-2.

(*Vide Report, para.* 4.)

Mahomed Sidik Haji Moledina.

SCHEME No. 37, CASE No. 48.

In the year under review the above Case was the only one that was sent up to the Tribunal for determining the amount of compensation payable, the claimants having demanded a reference against the Special Collector's award.

The property in question was situated on Parel Road Bhindy Bazaar about 200 yards to the north of its junction with Paidhoni Road. It embraced an area of 1,146 square yards on which stood four buildings; one with frontage to Parel Road, one facing Chunam Kiln Cross Road—a street in the rear, running almost parallel to the Parel Road, and two between the above two buildings.

The claimants before the Special Collector, first claimed Rs. 1,76,203 on a permanent annuity basis; and later Rs. 1,78,727 on a terminable annuity basis; while for the enquiry before the Tribunal, they got a valuation prepared for Rs. 1,79,385.

The Trust valued the property at Rs. 1,25,720 and the Special Collector awarded Rs. 1,32,021.

In both the Trust's and the Special Collector's valuations, the net income from the Parel Road building was capitalized at 16 $\frac{2}{3}$ years' purchase while that from the other three chawls was assessed at 14$\frac{2}{7}$ years' purchase.

Having regard to the situation of the property on Parel Road, with a frontage to another street at its back, within a short distance of Paidhoni, Abdul Rehman and Kalbadevi Roads junctions, it was apprehended that the Tribunal would set aside the award and increase the amount of compensation, more particularly in view of their judgment in Reference 5 of 1916 in which for a more or less insanitary chawl in Nagdevi Street they had allowed as much as 20 years' purchase which they had never done during the preceding eighteen years in any of their judgments. Moreover the Chunam Kiln Cross Street from which the rear buildings were accessible had gained much in appearance since the date of declaration (January 1912) by the demoli tion and removal of several houses acquired by the Trust.

In the above circumstances the Trust Solicitors and Counsel strongly urged that the reference had better not be contested before the Tribunal, but that a settlement should be brought about on the footing of 18·18 years' purchase for the Parel Road building, 16 $\frac{2}{3}$ years' purchase for the Chunam Kiln Road property and 14$\frac{3}{7}$ years' purchase for the two middle chawls. The Trust Counsel with some difficulty induced the claimant's attorneys to consent to an award for Rs. 1,47,000 on the above basis, which the Chairman was strongly advised by Mr. Strangman to consent to, rather than incur heavy expenses of litigation with almost the certainty of an adverse decision. The Chairman having given his assent to the arrangement, the Tribunal awarded the excess of Rs. 14,979, each party paying their own cost.

Appendix M.

Showing the allocation of charges on account of management and establishment for the year 1918-19.

(*Vide Report, para.* 21.)

	Charges primarily debitable to Capital Account.						Charges primarily debitable to General Account.			Grand total.	Remarks.
	Acquisition 6·36 per cent.	Works 6·36 per cent.	Capital value of lands leased 3·81 per cent.	Sale proceeds 2·11 per cent.	Expenses of Tribunal of Appeal.	Total.	Permanent revenue 2·11 per cent.	Temporary revenue 6·36 per cent.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Chaupati, West	....	..	..	..	....	....	778	159	937	937 0 0	
„ East	....	..	..	..	....	....	78	..	78	78 0 0	
Parel Estate	....	..	..	..	....	....	..	312	312	312 0 0	
Rest of Schedule "C"	....	..	2,728	437	....	3,165 0 0	4,220	1,412	5,632	8,797 0 0	
Agripada, West	....	235	15,677	1,160	....	17,072 0 0	1,137	242	1,379	18,451 0 0	
„ Central	....	..	594	..	....	594 0 0	21	..	21	615 0 0	
„ East	....	127	..	..	....	127 0 0	667	..	667	794 0 0	
Rest of Schedule "D"	....	..	..	..	....	....	..	26	26	26 0 0	
Schedule "E"	....	..	..	..	....	....	2,180	..	2,180	2,180 0 0	
„ "F"	....	..	..	..	....	....	4	..	4	4 0 0	
Scheme No. 1	....	..	..	..	....	....	715	3,924	4,639	4,639 0 0	
„ „ 2	....	83	5,605	..	130 0 0	5,818 0 0	8,190	3,155	11,345	17,163 0 0	
„ „ 3	64 0 0	763	33,962	335	65 0 0	35,189 0 0	5,916	10,664	16,580	51,769 0 0	
„ „ 4	....	483	..	..	....	483 0 0	1,950	102	2,052	2,535 0 0	
„ „ 5	1,768 0 0	27,813	65,451 S.C.-1,200	167	4,303 0 0	99,502 0 0 S.C.-1,200 0	549	1,870	2,419	1,01,921 0 0 S.C.-1,200 0 0	
„ „ 6	1,278 0 0	248	..	..	587 0 0	2,113 0 0	11	1,991	2,002	4,115 0 0	
„ „ 8	....	45	4,896	..	....	4,941 0 0	1,139	3,148	4,287	9,228 0 0	
„ „ 13	....	..	..	..	....	....	21	32	53	53 0 0	
Carried over.. Total of normal percentage charges..	3,110 0 0	29,797	1,28,913	2,099	5,085 0 0	1,69,004 0 0	27,576	27,037	54,613	2,23,617 0 0	
Carried over.. Special credits.. ..	..	..	—1,200	..	..	—1,200 0 0	..	..	..	—1,200 0 0	
Carried over.. Actuals..	3,110 0 0	29,797	1,27,713	2,099	5,085 0 0	1,67,804 0 0	27,576	27,037	54,613	2,22,417 0 0	

Appendix M—*concld.*

Showing the allocation of charges on account of management and establishment for the year 1918-19.

(*Vide Report, para.* 21).

ESTATES.	CHARGES PRIMARILY DEBITABLE TO CAPITAL ACCOUNT.						CHARGES PRIMARILY DEBITABLE TO GENERAL ACCOUNT.			Grand Total.	REMARKS.
	Acquisition 6·36 per cent.	Works 6·36 per cent.	Capital value of lands leased 3·81 per cent.	Sale proceeds 2·11 per cent.	Expenses of Tribunal of Appeal.	Total.	Permanent revenue 2·11 per cent.	Temporary revenue 6·36 per cent.	Total.		
1	2	3	4	5	6	7	8	9	10	11	12
	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	
Brought forward ..	3,110 0 0	29,797	1,28,913	2,099	5,085 0 0	1,69,004 0 0	27,576	27,037	54,613	2,23,617 0 0	
	....	..	—1,200	..	....	—1,200 0 0	..	..	..	—1,200 0 0	
	3,110 0 0	29,797	1,27,713	2,099	5,085 0 0	1,67,804 0 0	27,576	27,037	54,613	2,22,417 0 0	
Scheme No. 27	....	32	..	..	65 0 0	97 0 0	1,051	..	1,051	1,148 0 0	
" " 29	....	3,733	22,411	1,864	65 0 0	28,070 0 0	143	22,234	22,377	50,447 0 0	
" " 30	....	64	..	..	....	64 0 0	..	13	13	77 0 0	
" " 31	32 0 0	10,078	20,404	350	....	30,864 0 0	719	6,150	6,869	37,733 0 0	
" " 32	8,310 0 0	693	10,971	2,880	848 0 0	23,702 0 0	340	7,093	7,433	31,135 0 0	
" " 33	....	6	..	..	....	6 0 0	91	..	91	97 0 0	
" " 36	....	13	..	..	....	13 0 0	13	..	13	26 0 0	
" " 37	15,325 0 0	..	..	76	652 0 0	16,053 0 0	..	43,285	43,285	59,338 0 0	
" " 41	....	70	..	..	3,325 0 0	3,395 0 0	13	1,196	1,209	4,604 0 0	
" " 43	19,272 0 0	..	..	840	652 0 0	20,764 0 0	..	4,395	4,395	25,159 0 0	
" " 47	83,287 1 9	..	..	..	129 11 9	83,416 13 6	..	4,217	4,217	87,633 13 6	
" " 42	....	2,760	..	..	....	2,760 0 0	72	..	72	2,832 0 0	
" " 34	....	5,025	..	..	....	5,025 0 0	..	..	..	5,025 0 0	
" " 44	....	13	..	..	....	13 0 0	..	..	..	13 0 0	
" " 49	....	..	..	..	....	....	13	..	13	13 0 0	
Police Schemes	....	..	..	..	....	....	..	350	350	350 0 0	
Total of normal percentage charges ..	1,29,336 1 9	52,284	1,82,699	8,106	10,821 11 9	3,83,246 13 6	30,031	1,15,970	1,46,001	5,29,247 13 6	
Special Credits	....	..	—1,200	..	....	—1,200 0 0	....	..	..	—1,200 0 0	
Actuals ..	1,29,336 1 9	52,284	1,81,499	8,106	10,821 11 9	3,82,046 13 6	30,031	1,15,970	1,46,001	5,28,047 13 6	

BOMBAY, 1st *September*, 1919.

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

133655

Appendix

Statement showing dishousing aud rehousing operations on

(Vide Report

YEAR.	Number of tenements demolished during the year.				Number of tenements provided							
					In Boards' Chawls.			In Police Accommodation Schemes.				
	One room.	Two room.	Larger.	Total.	Permanent.	Semi-permanent.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1898—99												
1899-1900												
1900—01	3,329	301	184	3,814	309	..	309	..	...	...	..	..
1901—02												
1902—03	..	..	..	..	..	..	..	..	..	..	..	..
1903—04	486	101	72	659	..	..	..	..	..	..	..	..
1904—05	295	77	35	407	288	..	288	..	...	..	..	..
1905—06	1,498	552	192	2,242	992	..	992	684	..	6	12	702
1906—07	2,347	352	234	2,933	464	..	464	63	...	3	9	75
1907—08	1,609	366	220	2,195	296	248	544	...	...	...	..	...
1908—09	1,737	410	216	2,363	495	..	495	31	4	2	5	42
1909—10	383	53	71	507	96	..	96	50	4	5	7	66
1910—11	494	90	43	627	707	..	707	...	..	5	12	17
1911—12	546	322	161	1,029	624	..	624	...	...	...	..	..
1912—13	692	169	144	1,005	30	13	43	..	...	...	..	..
1913—14	531	193	142	866	..	390	390	..	...	...	..	..
1914—15	1,011	268	145	1,424	..	277	277	..	..	..	..	..
1915—16	914	196	206	1,316	15	25	40	..	...	..	..	..
1916—17	734	154	161	1,049	434	..	434	200	15	21	24	260
1917—18	528	150	120	798	190	1	191	...	..	...	..	..
Total	17,134	3,754	2,346	23,234	4,940	954	5,894	1,028	23	42	69	1,162
1918—19	205	113	55	373	252 (*a*)	160 (*b*)	412	...	..	..	..	..
Total	17,339	3,867	2,401	23,607	*5,192	1,114	6,306	1,028	23	42	69	1,162
Total 1898—1905	4,110	479	291	4,880	597	..	597	...	..	..	..	..
,, 1905—09	7,191	1,680	862	9,733	2,247	248	2,495	778	4	11	26	819
,, 1909—19	6,038	1,708	1,248	8,994	2,348	866	3,214	250	19	31	43	343
Grand Total 1898-1919.	17,339	3,867	2,401	23,607	5,192	1,114	6,306	1,028	23	42	69	1,162

* Including 504 in Spring Mills Chawls which are the property of the Board for 28 years only.

BOMBAY, 1*st September*, 1919.

N-1.

Trust Estates since the commencement of the Trust.

para. 11.)

during the year.										Net addition to (+) or reduction from (—) number of tenements in City through operations in Trust Estate (col. 23—5).		REMARKS.
In Boards' Lessee's Buildings.					Total.				Grand Total.			
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.		In year.	To end of year.	
14	15	16	17	18	19	20	21	22	23	24	25	
19	..	36	34	89	328	..	36	34	398	—3,134	—3,134	
..	..	72	210	282	..	..	72	210	282			
60	36	30	50	176	60	36	30	50	176	—483	—3,617	
108	..	16	46	170	396	..	16	46	458	+51	—3,566	
100	90	94	155	439	1,776	90	100	167	2,133	—109	—3,675	
191	..	19	16	226	718	..	22	25	765	—2,168	—5,843	
129	44	149	105	427	673	44	149	105	971	—1,224	—7,067	
85	39	139	139	402	611	43	141	144	939	—1,424	—8,491	
160	61	153	155	529	306	65	158	162	691	+184	—8,307	
328	93	164	131	716	1,035	93	169	143	1,440	+813	—7,494	
483	144	254	53	934	1,107	144	254	53	1,558	+529	—6,965	
339	75	100	15	529	382	75	100	15	572	—433	—7,398	
521	114	161	22	818	911	114	161	22	1,208	+342	—7,056	
188	71	145	10	414	465	71	145	10	691	—733	—7,789	
239	70	133	31	473	279	70	133	31	513	—803	—8,592	
200	100	151	63	514	834	115	172	87	1,208	+159	—8,433	
506	172	269	70	1,017	697	172	269	70	1,208	+410	—8,023	(a) Spring Mill Chawls.
3,656	1,109	2,085	1,305	8,155	10,578	1,132	2,127	1,374	15,211	—8,023	—8,023	(b) Nowroji Hill.
656	343	270	188	1,457	1,068	343	270	188	1,869	+1,496	—6,527	
4,312	1,452	2,355	1,493	9,612	11,646	1,475	2,397	1,562	17,080	—6,527		
187	36	154	340	717	784	36	154	340	1,314	—3,566	—3,566	
505	173	401	415	1,494	3,778	177	412	441	4,808	—4,925	—8,491	
3,620	1,243	1,800	738	7,401	7,084	1,262	1,831	781	10,958	+1,964	—6,590	
4,312	1,452	2,355	1,493	9,612	11,646	1,475	2,397	1,562	17,080	—6,527	—6,527	

W. C. SHEPHERD, *Chairman,*

City of Bombay Improvement Trust.

Appendix

Statement showing dishousing and rehousing operations

(Vide Report

Estate and Scheme.	Number of tenements demolished.				Number of							
					In Board's Chawls.			In Police Accommodations Schemes				
	One-room.	Two-room.	Larger.	Total.	Permanent.	Semi permanent.	Total.	One-room.	Two-room.	Larger.	Servants' quarters.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13
1st Nagpada Scheme 1	2,241	87	41	2,369	1,381	3	1,384	63	..	4	9	76
Princess St. Scheme 2	2,531	816	463	3,810	736	5	741	..	..	5	12	17
Sandhurst Road 3	5,804	1,150	540	7,494	1,482	265	1,747	..	..	..	..	..
Gamdevi Estate 4	191	32	66	289	..	..	..	..	..	7	8	15
Dadar-Matunga 5	180	49	58	287	..	..	..	..	..	..	..	..
Sion Matunga 6	124	24	20	168	15	15	30	..	..	..	..	..
Colaba Reclamation 7	..	..	..	..	..	..	..	..	..	..	..	..
Mandvi-Koliwada 8	1,514	272	164	1,950	222	249	471	..	..	..	..	..
Duncan Road Police Accommodation Scheme. 17	6	5	6	17	..	..	..	6	2	..	..	8
Mathew Road 27	206	96	86	388	..	..	..	..	..	..	..	..
Nowrojee Hill 29	2,693	670	364	3,727	372	160	532	..	..	..	..	..
Lalbaug and Suparibaug. 31	204	159	140	503	480	141	621	..	..	..	..	..
Agripada East 32	1,259	42	41	1,342	..	276	276	..	..	..	..	..
Bhatwadi 33	101	90	46	237	..	..	..	..	..	..	..	..
Chunam Kiln 34 & 36	..	3	..	3	..	..	..	105	5	7	8	125
Sydenham Road 37	233	332	289	854	..	..	..	..	..	..	..	..
Undria St. 41	47	38	75	160	..	..	..	..	..	..	..	..
Spring Mills Chawls 42	..	..	..	..	504	..	504	..	..	..	..	..
Agripada West and Central and Schemes 9 13 and 30.	5	2	2	9	..	..	..	50	4	5	7	66
Connaught Road Estate.	..	..	..	..	..	..	..	25	2	2	5	34
Chaupati East and West.	..		..	..	..	..	..	..	..	..	..	..
Palton Road 45	..	..	..	..	..	..	..	95	10	7	8	120
Hornby Road ..	..	..	..	..	..	..	..	..	..	..	..	..
Marine Lines ..	..	..	..	..	..	..	..	..	..	..	..	..
Wodehouse Road ..	..	..	..	..	..	..	..	684	..	5	12	701
Wellington Lines ..	..	..	..	..	..	..	..	..	..	..	..	..
Grand Total ..	17,339	3,867	2,401	23,607	5,192	1,114	6,306	1,028	23	42	69	1,162

BOMBAY, 1st *September* 1919.

N-2.

on Trust Estates since the commencement of the Trust.

para 11)

tenements provided.											
In Boards' Lessees' Buildings.					Total.					Net addition to (+) or reduction from (−) number of tenements in City through operation in Trust Estate (col. 23-5).	REMARKS.
One room.	Two room.	Larger.	Servants' quarters.	Total.	One room.	Two room.	Larger.	Servants' quarters.	Grand Total.		
14	15	16	17	18	19	20	21	22	23	24	
763	178	138	6	1,085	2,210	178	142	15	2,545	+176	
1,117	332	303	38	1,790	1,858	332	308	50	2,548	—1,262	
824	622	559	23	2,028	2,571	622	559	23	3,775	—3,719	
9	6	389	119	523	9	6	396	127	538	+249	
190	40	12	7	249	190	40	12	7	249	—38	
..	..	..	..	..	30	..	..	..	30	—138	
..	..	156	235	391	..	..	156	235	391	+391	
435	33	15	..	483	906	33	15	..	954	—996	
..	..	..	..	..	6	2	..	..	8	—9	
16	..	79	18	113	16	..	79	18	113	—275	
..	26	9	..	35	532	26	9	..	567	—3,160	
309	111	10	..	430	930	111	10	..	1,051	+548	
88	18	..	..	106	364	18	..	..	382	—960	
..	9	24	..	33	..	9	24	..	33	—204	
..	..	6	..	6	105	5	13	8	131	+128	
..	..	..	..	..	..	..	..	..	..	—854	
..	..	..	..	..	..	..	..	..	..	—160	
..	..	..	..	..	504	..	..	..	504	+504	
164	11	199	199	573	214	15	204	206	639	+630	
15	30	46	14	105	40	32	48	19	139	+139	
115	..	91	82	288	115	..	91	82	288	+288	
..	..	..	..	..	95	10	7	8	120	+120	
117	36	127	230	510	117	36	127	230	510	+510	
..	..	51	160	211	..	..	51	160	211	+211	
96	..	31	185	312	780	..	36	197	1,013	+1,013	
54	..	110	177	341	54	..	110	177	341	+341	
4,312	1,452	2,355	1,493	9,612	11,646	1,475	2,397	1,562	17,080	—6,527	

W. C. SHEPHERD, *Chairman,*
City of Bombay Improvement Trust.

Appendix O-1.

Proposed Schemes for Worli, Wadala and Dharavi.

(*Vide Report, para.* 8.)

Trustees' Resolution No. 122, *dated* 25*th March* 1919.

Read the following Report No. 1, dated 14th March 1919, of the Improvements Committee :—

Worli, Wadala and Dharavi localities for new residential estates.

With reference to Trustees' Resolution No. 122, dated 16th April 1918, requesting us to make a recommendation as to the localities in which a scheme or schemes for new residential estates should be first undertaken, we beg to report that having considered the various suggestions put forward by the Board's Officers (*vide* printed reports in Appendix A), we selected Worli, Wadala and Dharavi as suitable localities for such schemes.

2. We thought it desirable to recommend the order in which schemes in these localities should be taken up, but could not do so without first getting some idea of the outlay and net ultimate loss entailed in the several schemes. We therefore entrusted Mr. Delves with the difficult task of examining all these localities and working out rough details of the cost of such schemes as he could devise as most suitable for early execution within certain boundaries. This has entailed considerable delay, but has placed us in a position to make much more definite recommendations to the Board than we could otherwise have done.

3. We attach hereto (Appendix B) Mr. Delves' report No. E.A. 3811 of the 5th instant giving an approximate estimate of the cost of acquiring and laying out definite areas in each of the three localities selected by us. We have discussed the details of the three schemes in consultation with Mr. Delves and have come to the conclusion that the figures of cost per square yard given by him in the summary at the end of his report may be safely accepted. The total gross area included in the three schemes is about 1,135 acres, which is approximately equal to that included in Schemes Nos. 5, 6 and 31, and the total net area available for leasing is 859 acres which, we believe, will readily be taken up by the public at rates which will easily cover the cost of execution averaging Rs. 8 to Rs. 8·8 per square yard in the different schemes and leave the Board a considerable margin of profit in net rents over and above the interest and sinking Fund charges on the capital outlay of about 372 lakhs.

4. Apart from the general improvement of sanitation and communications in this large area of 1,135 acres which, we feel sure, can never be satisfactorily developed by private enterprise, there are important advantages to the City secured by these schemes, *viz.* :—

Worli.—A fine residential area along the seaside hitherto wasted will be made available for the upper classes who can afford to keep motor cars.

The low land in the east of the scheme will be filled in with material from the hills on the west, and this part of the estate will provide admirable sites for housing the working classe employed in the numerous mills in the vicinity.

Wadala.—In the south of this area a little filling and levelling will result in the formation of an estate very suitable for the location of working classes from the neighburing mills and for the establishment of small industries which are ready for removal from the congested area.

Both here and in the two northern sections of this scheme there are large areas close to railway stations eminently suitable for housing the middle classes employed in the congested area where now they mostly reside also.

This scheme also includes the improvement of three large and very insanitary villages.

Dharavi.—The removal of the tanneries combined with a reclamation along the southern shore of the Mahim creek will result in the creation of excellent water side residential estates, suitable for the upper classes, while large areas of cheaper land will be available for the middle classes within easy reach of stations on the three railways by which the estate is bounded.

There will also be large areas suitable for chawls for working classes employed in the Railway workshops close by.

5. Apart from these advantages to the City the execution of Wadala and Dharavi schemes will improve the prospects of the Board's Dadar-Sion Estate, for the Dharavi estate lies to windward of the Matunga-Sion Estate, which would be greatly prejudiced, if Dharavi were left as it is or developed by private enterprise on the usual unsatisfactory lines, while the Wadala scheme will include roads providing access from the Dadar-Matunga schemes to stations on the Harbour Branch Railway.

6. With the exception of the people employed in the tanneries who, it is expected, will migrate to the south-east of Salsette, none of the present population will be displaced from these areas. They will simply be rehoused under much improved sanitary conditions. On the other hand, there will be room for the sanitary housing of a large population from outside these areas, and a large proportion will, no doubt, come from the centre of the City to the great relief of congestion there. At 200 to the acre, which is not too high a figure considering that it includes a large proportion of the working classes, there will be room for 2,27,000, one-fifth of the total population of Bombay in these new estates. By the expenditure of 372 lakhs the Board can make provision for this large population without any loss, whereas, under the Kolbhatwadi Improvement Scheme, which they have recently sent up for sanction, so far from providing for a new population, they have to displace some 1,100 people from an area of 3½ acres, leaving there a population of 350 to the acre, and that scheme costs them a net ultimate loss of over Rs. 10 lakhs.

7. It is important that all these schemes should be notified as soon as possible to prevent the increase in cost of acquisition that will result, if new building continues at its present rate, in these areas and if the schemes are taken up separately and at long notice. We have therefore no hesitation in recommending the Board to pass a resolution under section 30 of the City of Bombay Improvement Act, recording their opinion that for the purpose of providing building sites for the expansion of the City it is expedient to form new or to alter existing streets in the three areas, Worli, Wadala and Dharavi, and to direct the Estate Agent to work out street schemes for these areas with the least possible delay.

After discussion it was resolved,

RESOLUTION No. 122.—The report is adopted.

2. The Board are of the opinion that for the purpose of providing building sites for the expansion of the City it is expedient to form new or to alter existing streets in the three areas indicated in the report, *viz.*, Worli, Wadala and Dharavi. The Estate Agent should accordingly work out street schemes for these areas with the least possible delay.

(Accompaniment to Trustees' Resolution No. 122, dated 25th March 1919.)

APPENDIX A.

Reports by (1) *the Engineer and* (2) *the Land Manager and the Deputy Land Manager as to the localities in which a scheme for new estates should be first undertaken* (vide *Trustee's Resolution No.* 122, *dated* 16*th April* 1918).

No. 3980 OF 25TH MAY 1918.

ENGINEER'S OFFICE.

Below Chairman's No. 3293 *of* 18*th April* 1918.

Returned with compliments to the Chairman.

2. The site recommended by Mr. Hatch combines the advantages of a street scheme, an improvement scheme and a scheme for quarters for the poorer classes, inasmuch as by linking it up with the neighbouring portions of Scheme 5 it will provide means of communication for that Scheme with the Harbour Branch Railway, will permit of the Wadala Improvement Scheme being taken up and also provide large areas for chawls for mill hands and the poorer classes.

3. It has, however, the disadvantage of being situated in an unsewered part of the City and will require sewage disposal works of an extensive and costly character, if it is to be developed on sanitary lines, and will probably take long for being in demand until sufficiently developed industrially.

4. If the Board decide to take it up for a scheme for one or all of the above purposes, I would suggest that in addition to extending its limits to include the Wadala village up to Antop Hill Road, portions occupied by the hills on the south-west of the area should also be included within the Scheme, as the high lands already coming within the area will not be sufficient for all the earth required for filling in the low-lying lands to such levels as would admit of proper slopes for s. w. drains and sewers.

5. *Re:* the other localities for schemes for new estates as referred to in Trustees Resolution No. 122 of 16th April 1918, it may be stated that the following two areas are better situated than the one considered above (*vide* plan registered No. 8044 of 25th May 1918, where the boundaries are roughly indicated by red lines).

Firstly.—The area included approximately between DeLisle Road and Tulsi Pipe Line on the east, Worli Hills and the foreshore beyond on the west, the site of proposed Foras Road, Worli Road and Municipal s. w. channel on the north, and a line about 1,500 feet southwards of, and almost parallel with, Fergusson Road on the south ; an area of about 797 acres. The mills premises and other costly buildings will of course have to be excluded from the area, this being a matter of detail while finally settling the Scheme boundaries if the Board decide to take it up.

Secondly.—The area situated to the north of Arthur Road and Haines Road near the Municipal Hospital, and between the B. B. & C. I. Railway and the group of mills on its north—an area of about 42 acres.

6. The first contains large areas of open land situated near more than a dozen large cotton mills, is intersected by Fergusson Road, Tulsi Pipe Line and Worli Road, having sewers for a greater portion of their length, thus admitting of facilities for sewerage. It is also intersected by the large Municipal s. w. channel which will give facilities for s. w. drainage. The channel, however, is not maintained in a sanitary condition, as it is allowed to carry a large quantity of filthy water from the mills and other places. There is, however, no reason why means should not be adopted to improve its condition by restricting the number of connections into it, confining the dry-weather-flow into a small central channel of masonry and pumping during the dry months at a few places where the s. w. channel passes by the existing sewers.

7. The open lands within the limits of the area can be utilized for building plots an chawls after proper development. They can be filled up by means of earth from the Worli Hills, and that is one of the reasons why the hills are proposed to be included within the Scheme limits. It will besides help by cutting down the hills to admit the direct westerly breezes into the area to be developed. The site of the hills thus levelled will afford excellent building areas for the superior classes.

8. The second area, though small in comparison with the first, is also extensive enough for a separate scheme and affords similar facilities *re :* sewerage and s. w. drainage. It is also near a number of mills and besides being in the midst of populated parts of the City is within easy reach of the Railways and the Tramways.

9. Both areas afford admirable facilities for housing schemes for workmen, and being situated near a number of cotton mills, it is highly desirable that, with the co-ordinated efforts of the employers of labour, a number of housing schemes should be undertaken, and if the mill-owners do not readily lend their co-operation, there is no reason why legislation should not be resorted to, to make them share their legitimate responsibility in this connection.

10. Another large area suitable for a scheme for new estates is of the Mahim Woods, north of Parbhadevi Road and west of the B. B & C. I. Railway up to the Mahim Bay. It is, however, not so much developed industrially as to be within easy reach of the working classes nor has it much facility for sewerage for the present.

11. The Municipality have, however, in contemplation a scheme for a number of roads to be constructed through this area, and it is as well to leave it to be developed through private enterprise. It should, however, be pointed out that unless the lines of the proposed roads through this area, as also a number of others, are laid down under the Municipal Act and the piecemeal construction of buildings that is going on at present is brought under control soon the new slums which are forming here and there will spring up in the whole locality, to be dealt with under improvement schemes later on at a great cost to the City and to the serious inconvenience of the population that will necessarily have to be displaced by such schemes.

N. D. KATRAK, L.C.E., A.M.I.C.E.,
Acting Trust Engineer.

No. 7341 of 14*th June* 1918.

LAND MANAGER'S OFFICE,

To
THE CHAIRMAN,
BOMBAY IMPROVEMENT TRUST.

SIR,

In reply to your Nos. 3294 and 3295, both dated the 18th April last, we have the honour to forward herewith a plan,* Land Manager's No. 186, dated 11th June 1918, shewing the areas coloured pink which, we suggest, should be considered by the Improvements Committee.

2. In submitting these proposals we have not attempted to estimate the cost of acquisition and of laying out any of the areas, as we believe that in the first instance the Committee will not desire to go into details but will be content to examine the proposals in broad outline and to advise the Board which of the areas should be selected for further detailed examination.

3. On the plan forwarded herewith the position of the Board's estates, including the Century Mill Housing Scheme, is shown in green, blue and yellow, and we ventue to suggest that in determining which, if any, of the areas coloured pink should be acquired, due consideration should be given to the advantages which would accrue to those estates by reason of the acquisition and development on modern lines of the areas adjacent to them.

4. All the four areas shewn on the plan require raising in parts, but this is a drawback which applies to practically all large areas of vacant land in Bombay. In all the areas the ownerships are for the most part small.

* Not printed.

This area includes Worli point, on which is the Kolis' village, and also the area notified for acquisition in connection with the Century Mill Housing Scheme.

The total gross area is about 400 acres.

5. The four blocks referred to are as follows:—

(*a*) *The area lying to the east of the Dadar-Matunga Estate* including the land bounded on the north by the Mahim Connection Chord Railway, on the east by the Harbour Branch Railway, on the west by Matunga Road and on the south by a line drawn along the north of the Spring Mills compound and extending thence to the Harbour Branch Railway. This area includes the villages of Wadala and Goyari-Matunga and the Leper Asylum which institute would be excluded from the Scheme.

The total gross area, excluding the Asylum, is between 250 and 260 acres.

The land slopes from west to east, and a considerable portion of it requires filling, most of the material for which would probably have to be obtained from outside the Island. There is a quantity of stone in parts of the land which could be utilized for road making.

The area will eventually be served by the Harbour Branch Railway (Rowlee and Wadala Stations) and it is within easy reach of the Eastern Avenue, with which it could be connected by roads through the Dadar-Matunga Estate. Sites for the erection of all classes of residences including workmen's dwellings, could be provided, and areas could be allotted for small industrial purposes for which there is a growing demand. The construction of roads giving access to the stations would be of advantage to the Dadar-Matunga Estate.

The level-crossing over the Harbour Branch Railway at Wadala is practically on the same level as the Railway line at Dadar, and as the proposed sewer which will serve the north of the Island will be 30 to 35 feet deep at Dadar, it should be possible to connect the drainage system of this area with that sewer.

(*b*) *The area lying to the west of the Board's Sion-Matunga Estate* and bounded on the south by the Mahim Connection Chord Line, on the west by the B. B. & C. I. Railway, on the east by the G. I. P. Railway and on the north by the Mahim Creek.

This area includes the tanneries at Dharavi and also the village of that name.

The total gross area would be about 600 acres.

A large portion of the land is low-lying and the filling would have to be brought in from outside the Island.

Dharavi village requires sweeping out before it gets worse, and the tanneries (which are not substantial buildings) will some day have to be removed from the Island.

This area has the great advantage of having on its north a broad sheet of water over which the prevailing breeze passes, and properly reclaimed and laid out with ample open spaces it would make a good and cool residential area. It is served by three lines of railway, giving access to all parts of the city, on which there are at present two stations, while land has already been acquired for a third near the old Roman Catholic Cemetery in Scheme 6, and it should be possible to provide a fourth on the Connection Chord.

Drainage could be arranged for in connection with the sewers to be laid in the Mahim Woods and Scheme 6.

As this area stands at present it is a menace to the Board's Sion-Matunga Estate.

(*c*) *An area at Worli* bounded on the south by Fergusson Road (but omitting the mills abutting on that road), on the east by the drainage channel and on the west by the sea.

A large portion of the area requires filling, but the material required could be obtained from the adjoining hills. There would be no difficulty about drainage.

The western portion would provide excellent sites for the well-to-do; some of the remainder is suitable for the working classes, while the balance could probably be disposed of readily for

industrial purposes. The area is not one in which people employed in the city are likely to settle in any numbers as it is some distance from any railway station.

The question as to whether the Kolis' village should be entirely demolished or merely re-arranged is a detail which could be gone into, should the Board decide to proceed with a scheme dealing with this area ; it need only be remarked that the Kolis must be housed, within a reasonable distance of the sea, and that a place for landing boats and drying nets must be provided. These Kolis dry a lot of Bombay duck and their present drying ground being on the point and well away from dwellings is suitable for the purpose.

(*d*) *An area in the Mahim Woods* to include the whole or a part of the district bounded on the north by Lady Hardinge Road, on the east by the B. B. & C. I. Railway, on the south by Parbhadevi Road and on the west by the sea. This area includes several mills which would be excluded from acquisition, and a considerable number of houses many of which could be retained by the owners on terms which would provide for improving the shape of their holdings

The total gross area of this scheme would be about 900 acres, but the net area, after exclusion of the mills, would be considerably less.

The district is one which, if laid out on generous lines, would appeal to all classes, and it is served by three railway stations.

We believe that the question whether the woods should be developed by means of a town planning scheme or otherwise is now being considered by the Corporation, and it may be that the Committeee will prefer to leave it to that body to settle by what agency the work should be carried out, but no report on the areas available would be complete which did not include this district, which we trust will be properly dealt with at an early date.

A small portion of this area was included within the limits of Scheme 5 as at first notified in 1899, but it was, at the instance of Government, excluded from the Scheme as declared.

6. We have examined the area referred to by Mr. Page in his note, dated the 15th November 1915, printed at page 80 of the Bombay Development Committee's Report.

The area may roughly be divided into four sections.—

(*a*) the triangle between Haines Road, Fergusson Road and the B. B. & C. I. Railway
(*b*) north of Fergusson Road and west of the drainage channel ;
(*c*) north of Fergusson Road and east of the drainage channel ; and
(*d*) between Arthur Road and the B. B. & C. I. Railway.

Section (*a*) contains a large area of railway land, also several mills and the Roman Catholic Cemetery. It also contains a block of land coloured blue on the plan and lettered (*a*) which belongs to the Board ; this block is really the only large area (about 88,000 square yards) of vacant land on the east of the channel, and the Board have decided to ask Government to rectify n error in the Act and so enable them to dispose of the land for building purposes ; it requires a large amount of filling, and unless the drainage channel on the opposite side of the road is arched over, it will not be of much use for buildings of a superior class. The land on the west side of the channel is occupied in part by two mills and the remainder is low-lying and is not worth considering as a residential estate.

Section (*b*) is included in our proposals for Worli.

Section (*c*) is practically all occupied by mills and contains only two decent sized blocks of vacant land, one to the east of the drainage channel and the other to the south of the Tex tile Mills. In view of the large compact area to the west of the channel, neither of these areas is worth consideration.

Section (*d*) includes the Dhobi Ghat and a large area of vacant land opposite the Arthur Road Hospital.

We are of opinion that the Dhobi Ghat must remain where it is, and we understand that the Municipality require the bulk of the remainder.

The area included in the four sections is rather badly provided with roads, but the construction of the Tulsi Pipe Line and of the road joining De Lisle Road with Worli Road and

passing to the south of the area to be acquired for the Century Mills Housing Scheme will remedy this to a large extent.

It may be noted that five small street schemes were proposed on either side of the Tulsi Main under this office No. 2231, dated 17th June 1904, but the Board, under Trustees' Resolution No. 210, dated 3rd October 1905, decided not to take in hand any of these schemes.

7. We attach hereto a statement showing the areas acquired and disposed of during each of the last three years and the areas remaining to be disposed of at the end of each year on the Board's principal estates.

It will be noticed that, apart from the Nowroji Hill and Sydenham Road Schemes, the bulk of the undisposed of land lies in the Agripada, Suparibaug and Parel and Schemes 5 and 6. This undisposed of land includes areas which will eventually be thrown into roads and open spaces.

The bulk of the land in West and Central Agripada will shortly be disposed of. East Agripada is more difficult to deal with, because it is very largely occupied by houses the tenants of which cannot be displaced, pending the provision of additional accommodation, but as soon as times become normal the land will be let.

In Suparibaug and Parel the area yet to be disposed of is about 2½ lakhs of square yards (nett) and not much difficulty will be experienced in letting it, as soon as it has been filled in and the necessary roads constructed.

One-third of the Dadar-Matunga Estate has already been let or sold, and, judging by the number of enquiries, the remainder will be disposed of within a short period of its becoming available, which will be soon after the Military authorities vacate.

No attempt has as yet been made to deal with the Sion-Matunga Estate, as the staff have been more than fully occupied with the Suparibaug and Dadar-Matunga Estates ; the net area available will be beween ten and eleven lakhs of square yards, but when Dharavi Station is opened and the Harbour Branch Railway completed there should be a ready market for it.

8. We suggest for consideration that the whole of area (*a*) and the whole or a portion of (*c*) should be acquired by the Board. The value of the first of these has undoubtedly been affected by the operations of the Board, but if it be acquired shortly, it should be obtainable at a reasonable rate and should result in no financial loss to the Board. Area (*c*) could probably be acquired and the bulk of it disposed of within a very short period and, if the Kolis village were omitted, without loss.

9. We suggest further that the Board should formulate a scheme or schemes for dealing with one of the other two areas, and we are inclined to recommend that preference should be given to Dharavi as the possession of this land would be of great advantage when dealing with Scheme 6.

10. We do not think that the Board need be afraid of over-burdening themselves with land, as a demand for residential sites on well-laid-out estates in the suburbs has undoubtedly set in, and we are of opinion that the middle and working classes will prefer to settle in the Island of Bombay rather than in Salsette, not only because the City is better provided with means of communication, but because there are other amenities which do not exist in Salsette and the distances to be travelled are shorter.

We anticipate that after the war is over, there will be a keen demand for sites for large and small industrial works ; there have already been enquiries for such sites, and with improved railway communication and other facilities some of the smaller works which are now located in the congested districts will move out. We believe that this, together with the erection of residences and of a better class of workmen's dwellings outside the congested districts, will result in a gradual and increasing movement of the population outwards and will render it very much easier to deal with the insanitary areas in the City.

We have, etc.,

(Sd.) R. H. A. DELVES,
F.S.I.,
Dy. Land Manager.

(Sd.) M. S. BHARUCHA,
L.C.E.,
Land Manager.

THE BOARD'S PRINCIPAL ESTATES.

(In course of development.)

Scheme.	Areas in thousands of square yards.													Remarks.
	Unlet on 31-3-15.	Acquired in 1915-16.	Disposed of in 1915-16.	Unlet on 31-3-16.	Acquired in 1916-17.	Disposed of in 1916-17.	Unlet on 31-3-17.	Acquired in 1917-18.	Disposed of in 1917-18.	Unlet on 31-3-18.	Acquired after 31-3-18.	Disposed of after 31-3-18.	Unlet on 1-6-18.	
2	9·56	1·6	..	9·6	..	8·9	1·4	..	..	1·4	..	..	1·4	
3	68·26	0·3	17·3	46·0	..	19·3	25·9	..	4·4	21·5	..	..	21·5	
4	50·74	..	17·3	30·3	..	31·3	..	..	..	..	..	..	..	
5	1227·1	7·9	42·9	1180·0	..	16·9	1143·7	30·8	117·9	846·5	..	177·5 *	669	
	200	..	..	200	..	..	200	..	..	200	..	..	200	Schedule D land in Scheme 5.
6	1541	66·4	4·3	1602·5	24·6	1·3	1625·9	10·0	..	1635·9	..	..	1635·9	
29	150·9	0·1	..	142·0	..	..	138·3	..	2·3	136	..	1·2	134·8	
31	356·2	43·1	60·9	312·3	1·8	21·2	307·3	52·7	88·5	200·1	2·9	1·9	201·1	
37	43·4	12·6	..	56·0	5·6	..	61·6	2·4	..	64	..	..	64	
Agripada—East, West & Central.	323·7	2·0	87·7	234·4	1·2	8·1	213·8	2·8	16·9	199·7	..	7·0	192·7	
Parel ..	140·0	..	..	140·0	..	22·5	117·5	..	..	117·5	..	..	117·5	
West Chaupati ..	42·1	..	3·4	38·7	..	5·0	34·9	..	6·9	28·0	..	..	28·0	

APPENDIX B.

Report No. E. A. 3811 of 5th March 1919, from the Estate Agent.

By their Resolution No. 122, dated the 16th April 1918, the Trustees requested the Improvements Committee to make a recommendation as to the localities in which a scheme or schemes for new residential estates should be first undertaken.

2. The Improvements Committee, at a meeting held by them in August last, considered a report by the Acting Trust Engineer and also one by the Land Manager and myself. The Engineer's report dealt with the area referred to by Mr. Hatch (which area is referred to in the preamble to the resolution) and also to two areas, the first of which lies to the west of the Tulsi Pipe Line and extends to the Worli Road, while the second lies to the east of the B. B. & C. I. Railway and between that Railway and Arthur Road.

3. The Land Manager and myself suggested four areas, namely Wadala, Dharavi, Mahim and Worli.

4. The Improvements Committee, after considering the reports, decided to call for rough estimates of the probable outlay on acquisition and works for the Worli, Dharavi and Wadala areas, and they suggested that the area to be included in the last mentioned scheme should be extended as far south as the alignment of the proposed 80′ road from the east end of Elphinstone Road to Sewri.

5. I now have the honour to report on each of the three areas selected for consideration by the Committee and to submit rough estimates.

6. With the exception of the Worli District, there are no up-to-date plans yet available showing the ownership boundaries, but Mr. Newlands, the Superintendent of the Bombay City Survey, has very kindly allowed me to take tracings of his working sheets of the Wadala and Dharavi areas, and he has also supplied me with a proof copy (on a scale of 400 feet to an inch) of the map from which the plans submitted herewith have been taken. The scheme will now be dealt with in order of size.

The Worli Area.

i. The boundaries of this scheme are roughly as follows :—On the east and north the drainage channel, on the south Fergusson Road and on the west a portion of Worli Road and the sea. The portions excluded from this area are the lands included in the Century Mills Housing Scheme and the schemes now in course of preparation for housing certain of the employes of the Currimbhoy group of mills.

ii. The total area is about 13·52 lakhs of square yards.

iii. The means of communication between this area and the City proper are at the present time somewhat poor. The nearest Railway stations are Mahaluxmi and Lower Parel, both of which are some distance away. So far as roads are concerned the Worli Road, which runs approximately north and south through the area, is gradually being widened by the Municipality to 60 ft. in width; the road from the Vellard, which runs *via* Love Grove to the south portion of the area, is also being widened by the same body, and it is believed that the Executive Engineer of the Municipality has in hand the preparation of a scheme for providing a new road joining Fergusson Road with Tardeo. There is also a proposal to construct an east to west road which would cross the drainage channel at a point immediately south of the area in course of acquisition for the Century Mills Housing Scheme and which at its eastern end would communicate with DeLisle Road, thereby giving access from this area to a district in which several mills are located.

iv. The whole of the land lying to the east of the Worli Road requires filling, and the materials for this would be obtained from the Worli Hills, which are included in the area proposed to be acquired. The land on the west of the road rises gradually from the sea shore and then drops sharply to the east.

v. The low-lying lands would afford excellent sites for houses for the working classes attending neighbouring mills, while the slope facing the sea would provide sites for better class residential buildings, and all these sites would be readily taken up.

vi. Of the three areas under report, this area would be most easily drained and sewered as it is within a reasonable distance of existing sewers.

vii. The estimated cost of acquisition is put at about 74·48 lakhs; the cost of filling at 5·46 lakhs and the cost of roads at 13·09 lakhs. Allowing 0·47 lakhs for the cost of laying out open spaces, the total gross outlay would amount to about 93½ lakhs. I estimate that about 7 lakhs would be recovered from the sale of the buildings, the cost of which is included under the head of acquisition and the sale of earth and stone, and the outlay to be recouped by the letting of lands would thus be reduced from 93½ lakhs to 86½ lakhs.

viii. Out of the total area of 13·52 lakhs of square yards about 2·66 lakhs of square yards would be absorbed by roads and open spaces, leaving about 10·86 lakhs of square yards to be disposed of as building sites, which would thus cost about Rs. 8 per square yard.

ix. To the rate of Rs. 8 per square yard in the preceding paragraph would have to be added interest and sinking fund charges pending disposal, but inasmuch as the major portion of the land would, it is believed, be readily disposed of this item would not materially increase the rate per square yard.

Wadala-Sewri Area.

i. The area included in this scheme extends from the Mahim Connection Chord Railway as far south as a line drawn from the northern entrance to the Parel Laboratory to the level crossing at Sewri village. For the purpose of preparing estimates the area is divided into three sections :—

1. From the Mahim Connection Chord-Railway to the road to the south of the Leper Asylum.
2. Between the Leper Asylum and the northern boundary of the Spring Mills.
3. Between the southern boundary of the Spring Mills and a line joining the level crossing at Sewri with the northern entrance to the Parel Laboratory.

ii. The northern area is bounded on the east by the Harbour Branch and Mahim Connection Chord Railway Lines, on the west by the Tansa Pipe Line and a portion of the Dadar-Matunga Estate. It contains an area exclusive of the Leper Asylum of about 4·91 lakhs of square yards. The village of Gowari Matunga falls within this area.

iii. There will be three railway stations, namely, two on the Harbour Branch Railway, and one, Matunga, on the main G. I. P. line, within or close to this area. Access to the Kingsway would be obtained by means of roads through the Dadar-Matunga Estate.

iv. The land slopes generally from west to east, and a considerable amount of filling would be necessary. Part of this filling could probably be obtained from the hills in scheme No. 6, but the major portion would have to be brought in by Railway from outside the island.

v. If this area were dealt with in conjunction with the land to the south, there would be no difficulty in connecting sewers with the main sewer to be laid by the Municipality at Dadar and there would also be no difficulty as regards storm-water drainage.

vi. The operations of the Board in connection with the Dadar-Matunga Estate have undoubtedly raised the value of this land, and I estimate the cost of acquisition at 21·5 lakhs, the cost of filling at 6·45 lakhs and the cost of roads at 5·35 lakhs.

vii. The gross area is 4·91 lakhs of square yards, and out of this about 1·08 lakhs of square yards would be absorbed by roads and open spaces, leaving about 3·83 lakhs of square yards available for disposal. From the gross outlay of 33·3 lakhs would have to be deducted about 2 lakhs for value of buildings which could be retained, and on this basis the cost per square yard of the land available for disposal would amount to about Rs. 8.

viii. The quantity of filling required is somewhat extensive, especially in the northern portion of the scheme, and the delay in filling necessitated by this would probably increase the rate per square yard to approximately Rs. 9 to Rs. 10.

(2) i. The second section is bounded on the east by the Harbour Branch Railway, on the west by Naigaum and Wadala Roads, and on the south by Spring Mills. It includes the somewhat extensive village of Wadala and a number of buildings scattered along the frontage of Naigaum Road. The total area is about 7·49 lakhs of square yards.

ii. Means of communication between this area and the City proper would be the Harbour Branch Railway, the Kingsway and Dadar station on the main line of the G. I. P. Railway.

iii. The site of Wadala village requires no filling, but the major portion of the remainder of the land lies somewhat low, and the area between Wadala and the Harbour Branch Railway requires a considerable amount of filling. Most of this filling will have to be brought from outside the island, but inasmuch as the land requiring the greatest amount of raising is situated adjoining the Railway, no great difficulty should exist as regards this.

iv. No sewers exist in this area, but it would be possible to connect with the main sewer to be laid by the Municipality at Dadar.

v. The estimated cost of acquisition is 42 lakhs ; the cost of filling is 6·67 lakhs and the estimated cost of roads is 6·80 lakhs. It is estimated that buildings worth about 4 lakhs could be retained.

vi. The gross area of this section is 7·49 lakhs of square yards, and the nett area available for disposal, after deducting for roads and open spaces, would amount to 6·06 lakhs of square yards. The cost per square yard of the land available for disposal would amount to about Rs. 8·8, which would be raised to nearly Rs. 10 by reason of interest and sinking fund charges.

(3) i. The third section is bounded on the north by the Spring Mills, on the east by the Harbour Branch Railway, on the south by the Cemetery, the high lands on its east and a line drawn to the south of Bhoiwada village and on the west by Bhoiwada Road. It includes the villages of Sewri, Sewri Dhaktee, and Bhoiwada.

ii. It will be noticed that the northern boundary of this section is very irregular. This could probably be rectified by arrangement with the Bombay Dyeing and Manufacturing Co., Ld., the owners of the Spring Mills.

iii. The total area is 6·33 lakhs of square yards.

iv. The western portion of this area lies within ten minutes' walk of the tram-lines in Supari Baug Road, while the eastern portion would be served by the Harbour Branch Railway. Taken as a whole, the surface of the land included in this section is very broken and irregular, as much earth and stone have been quarried out from time to time. There is sufficient earth within the area to fill in the depressions, and it is possible that some surplus would be available which could be utilised for filling in the second section. This area when drained and sewered, will provide excellent sites for dwellings for the working classes and land for industrial purposes is in demand.

v. Although the whole of the Sewree and Bhoiwada villages have been included, it is probable that many of the buildings, could be allowed to remain standing. These villages as they stand are insanitary.

vi. Included in the area is a good deal of quarriable land which would provide stone for road-making purposes in this and the other two sections.

vii. The cost of acquisition is estimated at 42 lakhs and levelling and road-making 9·35 lakhs. The total outlay is thus 51·35 lakhs. I estimate that from buildings and quarries a sum of 8·55 lakhs could be realised, leaving a sum of 42·8 lakhs to spread over the nett area of nearly 4·81 lakhs of square yards. The rate per square yard, therefore, works out to about Rs. 8·8 or to about Rs. 10 after allowing for delay in disposal.

viii. Portions of this land could be placed on the market at an early date if temporary drainage arrangements were made, and as a large number of hands is employed in the various works at Sewri, the land could be readily disposed of.

Summarising the three sections, the total area would amount to 18·73 lakhs of square yards; the total outlay to 140·12 lakhs of rupees and the average cost per square yard to Rs. 8·6 exclusive of interest and sinking fund charges.

I have examined these areas very carefully and feel convinced that the Board would not lose money by acquiring and laying out the whole of the three sections; the resulting benefit to the City would be great, as a large area would be laid out as a whole instead of in haphazard manner, as must be the case if individual owners are left to deal with their own holdings.

I have not extended the area as far south as the Committee suggested because of the Mills, the Cemetery and the very large area of quarriable land which would have to be acquired, and which would lock up a large sum of money.

The Dharavi Area.

(i) This area is bounded on the north by the Mahim Creek, on the east by the G. I. P. Railway, on the south by the Mahim Connection Chord Railway and on the west by the B. B. & C. I. Railway.

(ii) The area is about 22·66 lakhs of square yards.

(iii) The district is served by three railways, giving access to all parts of the Island; at the present time there are only two stations, Mahim and Sion, but land has been purchased for a third near the old Roman Catholic Cemetery in Scheme 6, and it should be possible to provide a fourth on the Mahim Connection Chord.

(iv) This area possesses the very great advantage of having on its north a broad sheet of water over which the prevailing breeze passes. As at low tides a considerable area of the foreshore is exposed, I have thought it advisable to include within the limits of the scheme parts of this foreshore. This area adjoins Scheme 5 and, if laid out on modern lines, would appreciate the value of land in that scheme.

(v) The disadvantages are (i) the very large amount of filling required, (ii) the existence of the tanneries and (iii) the absence of any sewerage system.

(vi) The quantity of filling required to bring the general level up to 90 T. H. D. is estimated nearly 77 million cubic feet; this would all have to be brought in from outside the Island.

(vii) The tanneries are not substantial buildings and I can think of no good reason why they should not be removed to the eastern side of Salsette. So long as they remain where they are, it will be impossible to utilize the surroundiug areas to their best advantage.

(viii) Part of the sewerage of this area could be taken into the main sewer to be laid on the east of the G. I. P. Railway and part could probably be taken into the sewer proposed to be laid by the Municipality on the west of the B. B. & C. I. Railway. Mr. Mackison, whom I have consulted on this point, informs me that the sewerage of a portion of the area would probably have to be lifted so as to be discharged into one or other of the two sewers mentioned before.

(ix) The cost of acquisition is estimated at Rs. 68·15 lakhs; the cost of filling at Rs. 33·75 lakhs and that of roads, etc., at Rs. 36·69 lakhs. The total gross outlay would therefore amount to about Rs. 138·59 lakhs.

(x) Allowing 6·66 lakhs of square yards for roads and open spaces, an area of about 16 lakhs of square yards would remain for disposal in the form of building sites. On the figures this would cost about Rs. 8·66 per square yard exclusive of interest and sinking fund charges.

(xi) In preparing the estimates for this scheme I have made no attempt to arrive at the probable amount of compensation payable to the owners of the tanneries for trade disturbance, but on the other hand I have taken no account of the value of certain building which might be allowed to remain, and the two items may be taken as roughly balancing.

Summary.

The figures relating to the three areas are summarised in the following statement :—

Scheme.	Lakhs Area of square yards.		Outlay in lakhs.				Cost per square yard.
	Gross.	Nett available for leasing.	Acquisition	Filling.	Roads, &c.,	Total	(a)
Worli	13·52	10·86	74·48	5·46	13·56	93·50	8
Wadala Section 1	4·91	3·83	21·50	6·45	5·35	33·30	8
Do. 2	7·49	6·06	42·00	6·67	6·80	55·47	8·5
Do. 3	6·33	4·81	42·00	..	9·35	51·35	8·8
Total ..	18·73	14·70	105·50	13·12	21·50	140·12	8·6
Dharavi	22·66	16·00	68·15	33·75	36·69	138·59	8·66
Grand Total ..	54·91	41·56	248·13	52·33	71·75	372·21	
		1,135 acre	..	..		£ 2¾ millions.	

Note—(*a*) after allowing for buildings left standing.

It will be noted that the outlay on works in proportion to the cost of acquisition is lowest in Worli and highest in Dharavi. The cost of works in relation to the cost of acquisition has an important bearing on the ultimate rate at which the land can be disposed of without loss, as the greater the amount to be spent on works (and specially on filling), the longer the time which must elapse before the land can be placed on the market.

In the case of Wadala and Dharavi the estimated cost of acquisition is probably put at too high a figure ; in the absence of plans shewing the ownership boundaries I have thought it better to err on the high side.

No estimate has been made of the cost of laying main sewers as it has been assumed that these would be laid, as in the case of Schemes 5 and 6, by the Municipality.

Three plans* shewing the area dealt with accompany.

* Not printed.

Appendix O-2.

Dishousing and rehousing of the middle-class slum popultion in Bombay.

(*Vide Report, para.* 8.)

Item 3 *of Board's proceedings dated* 25*th March* 1919.

Resumed consideration, with reference to item 8 of the proceedings of the Board dated 26th March 1918, the following motion by Sir Lawless Hepper :—

> " The Trustees are of opinion that the present is an inopportune time to initiate schemes involving the demolition of existing buildings. They consider that such schemes should be deferred pending the further development of new areas for building outside the congested districts, and the completion, if necessary, of roads giving access to them.
>
> The Chairman should be requested to prepare schemes in pursuance of this policy."

Read also the following notes by the Chairman :—

Slum Improvement.

1. The question of slum improvement came up for consideration before the Board on 10th July 1917, when the Chairman pointed out that many of the insanitary areas recommended at different times by the Health Officer for treatment by the Trust had close round them areas equally in need of improvement and protection from deterioration. He suggested that the Board should decide what areas to deal with first and should begin by erecting chawls for the poorest classes to be displaced. He stated that in his opinion it would be dangerous to tackle within the congested zone any but *small* areas, because if large areas were tackled, the large numbers who would inevitably be dishoused would seek accommodation in the vicinity ; this would encourage the extension of buildings upwards and outwards which is permitted by the present building by-laws, and the result would be intensification of slum conditions. The Chairman therefore advocated, as the first step towards the direct attack on *large* slum areas, the early amendment of the Municipal by-laws, so as to ensure that bad areas should not become worse, and that newly developed areas should be developed on regular sanitary lines.

2. The debate was resumed on 14th August 1917, when the Chairman referred to the conferences he had held with the Municipal Commissioner, the Health Officer and the four representatives of the Municipality on the Board with a view to the selection of areas that should be recommended to the Board for their next improvement schemes. The Board considered the statistics which the Chairman had collected to assist in these conferences and decided to obtain statistics of the death rates in the several census sections and print them along with the Chairman's other statistics for consideration at a special meeting at which the Board would decide which area or areas should first be taken up with due regard to the necessity o finding suitable accommodation for the people to be dishoused.

3. In accordance with this decision each Trustee was, on 2nd November 1917, supplied with a copy of a note by the Chairman dated 24th October 1917, and a statement showing the extent, the estimated population and assessment and the death-rate of the several insanitary areas which had been recommended for improvement by the Health Officer, together with a map of Bombay showing the limits of these areas, and the Board considered these statistics on 29th January 1918. They did not on that day reach a decision as to which area should be first

selected for improvement, but they requested the Chairman to prepare a scheme or schemes for building chawls containing 5,000 rooms in all, as a preliminary to the undertaking of improvement schemes in the areas they might subsequently select.

4. On 12th February 1918 the Board considered a note by the Chairman proposing alternative sites in Mazagon for the first of these chawls and ordered preparation of a street scheme to include certain of them and generally to provide building sites for the expansion of the City. The Mazagon Street scheme, under which 1,280 rooms are to be provided in Trust chawls, and a similar Scheme, the Foras Road Street scheme, providing for another 1,440, have since been sanctioned by Government. Further progress towards fulfilment of the 5,000 room programme is reported in a separate note.

5. The consideration of the question which of the represented areas should be first dealt with was continued on 26th February 1918 and 5th March 1918, when several Trustees stated their views which are set out in the proceedings. At the close of the meeting of 5th March 1918 the following draft resolution was suggested by Sir Lawless Hepper :—

> " The Trustees are of opinion that the present is an inopportune time to initiate schemes involving the demolition of existing buildings. They consider that such schemes should be deferred pending the further development of new areas for building outside the congested districts, and the completion, if necessary, of roads giving access to them.
>
> 2. The Chairman should be requested to prepare schemes in pursuance of this policy."

6. On resumption of the debate on 26th March 1918, the Chairman suggested that the Board should not vote on Sir Lawless Hepper's proposition until they had had time to consider—

(1) A letter just received from the Municipal Commissioner recommending the immediate preparation of an improvement scheme for Kolbhatwadi.

(2) A proposal by Mr. Hatch for preparation of an expansion scheme near Wadala Village.

The Chairman suggested that the Board should consider how far they should carry acquisition and development of large estates like Schemes 5 and 6 and how far they should leave such acquisition or development or both to private bodies like the new Land Investment Co.

After further discussion consideration of the matter was postponed.

7. As regards (1) the Board, on 9th April 1918, selected Kolbhatwadi as the first area to be dealt with under an improvement scheme and ordered the immediate preparation of a scheme. This scheme was prepared by 29th April, notified in July 1918, sanctioned by the Board on 14th January 1919 and submitted to Government for sanction on 1st February 1919.

8. As regards (2) the subject was referred on 16th April 1918 to the Improvements Committee for a recommendation as to the localities in which a scheme or schemes for new estates should be first undertaken. The Improvements Committee, on 2nd August 1918, considered reports by the Engineer, Land Manager and Deputy Land Manager in the matter and selected Wadala, Dharavi and Worli as suitable localities, but deferred their report to the Board till they could get rough estimates of the gross and nett cost of definite schemes in these localities. The Estate Agent having, on 5th March 1919, reported favourably on the utility and financial prospects of 3 schemes in these localities, the Improvements Committee have now in their report No. 1 of 14th March 1919 recommended the Board to take up all these schemes.

9. When the Board have considered this report, Sir Lawless Hepper will, in accordance with the suggestion referred to in para. 6 above, be invited to move the proposition quoted in para. 5, and the Board will be asked to consider, in connection with this proposition, the Chairman's note on "the dishousing and rehousing of the middle class slum population" whch was circulated to members in October 1918.

The dishousing and rehousing of the middle class slum population in Bombay.

(The argument is summarised para. by para. in the margin.)

1. The Bombay City Improvement Trust have often been blamed for having in the execution of their schemes dishoused people much faster than they could be rehoused. It has been suggested that the Trust should demolish no house, until they have erected houses containing at least as many tenements as the house to be demolished. The Trust, however, are not empowered to erect houses for any but the poorer classes. They have to rely upon private enterprise for the rehousing of the other classes, their own part being to develop estates on which houses built to their sanitary standards can be erected by their lessees for these other classes.

Trust can provide Estates for middle classes but must leave provision of *houses* to private enterprise.

2. The heavy dishousing involved in the Trust's earlier schemes naturally gave an impetus to private enterprise, and a considerable proportion of those dishoused by the Trust were provided for thereby. Had this enterprise been confined to the Trust's Estates, where a fairly high standard of sanitation is enforced on builders, all would have been well, in spite of the weakness of the Municipal by-laws. The areas already built over would have become no worse, but would have remained as they were until their turn came to be taken up for improvement by the Trust; and meanwhile the sanitary rehousing of the dishoused would have proceeded in the Trust's new estates *pari passu* with acquisition and demolition of insanitary buildings.

Private enterprise is a valuable auxiliary in Trust estates,

3. Unfortunately, however, builders for many years fought shy of the Trust's new estates with their high sanitary standards, preferring, where land was available both in the Trust estate and outside, to build to the lower standards permitted by Municipal by-laws outside Trust estates, because such building yielded greater profits to the speculator.

but is unfortunately attracted to lands outside Trust estates in preference to those inside.

On the Trust's estates a certain amount of rentable floor area within the building had to be sacrificed to open air spaces outside the building, and, so long as old low standards of comfort prevailed, the builder had no chance of obtaining an appreciably higher rate of rent on account of better light and air amenities to counterbalance the loss in rentable floor area.

On the other hand, outside Trust estates the owners of building sites could, without spending capital on buying land, meet the demand for new accommodation created by demolition in the Trust's schemes by extending their old houses upwards or outwards, leaving very little land unbuilt on; and they were encouraged to do so by the rapid rise in rents due to this demand, which was intensified by the closure of hundreds of rooms by the Municipal Commissioner as U. H. H. under the Epidemic Diseases Act.

4. Thus the building operations induced by the initiation of the Trust's schemes were largely operations outside the Trust's estate and therefore beyond the control of the Trust and in so far tended only to make bad worse, to intensify congestion where it already existed and to extend it to comparatively open areas just beyond the original congested zone.

This owing to defects in Municipal by-laws has led to intensification and extension of congestion,

5. All this had been foreseen by (*inter alias*) the Municipal Commissioner, Mr. Harvey, who in 1901 did his best to avert disaster by urging the Municipality to amend their by-laws so as to secure adequate control over private building operations, such as had been secured in Calcutta by the amendment of the Municipal Act in 1899. In particular, he advocated the limitation of heights of houses, the enforcement of rear open spaces behind all houses and of ample open spaces outside all living rooms, the adoption of the Calcutta rule that at least one-third of every building site should be kept open to the sky, and the application of all these new sanitary standards not only to new buildings but also to old buildings when substantially altered or reconstructed. The Municipality have not yet, however, adopted his advice, and consequently things continue to go from bad to worse in the congested area.

which will continue until the amended by-laws proposed by Mr. Harvey in 1901 are adopted.

With extension of congested zone need for improved through communication became greater,

6. So long as means of communication were bad, the dishoused people could not be induced to go far from their original homes near the chief business centres, and consequently the greatest demand for new accommodation was in the immediate neighbourhood of the houses demolished, just where it was most necessary in the interests of sanitation to reduce congestion and where, consequently, much land had to be given up on the new Trust estates to roads and open spaces, so that the new accommodation was necessarily far less than the accommodation in the original demolished houses.

This made the rehousing problem all the more difficult and emphasised the necessity of improved communications. The number of people living in (and therefore ultimately to be removed from) the congested area was increasing, while with the steady extension of the congested zone the distance to which they must be removed to get them on to sanitarily developed estates free from the risk of future congestion was increasing also.

and is being met by the Trust's main avenue schemes and Municipality's set-backs on main roads,

7. In recent years, therefore, the Trust have devoted their funds mainly to securing improvement of through communications with a view to encouraging the development of residential estates (their own or other peoples') well outside the congested areas. They have now allocated the funds required for the costly scheme of creating a main avenue from 100′ to 150′ broad through the whole length of the Island, while the Municipality, though they strenuously opposed this scheme, have done a good deal towards improving communications by widening main roads and laying down set-back lines with a view to widening in the future.

resulting in stimulation of the demand for houses outside congested zone, which can be further stimulated by encouragement of co-operative building societies.

8. One good result is already seen in a marked demand for building sites in outlying lands not hitherto developed as building estates. This demand has been stimulated to some extent by the knowledge that the Railways in the Island are shortly to be electrified and the local service greatly accelerated and improved ; but a greater stimulus has been supplied by a growing recognition of the evils of congestion, a recognition forced on the public by experience in the last few years when so many properties have been depreciated by the erection of new buildings or extension of old ones close to them. A further stimulus can and ought to be given to this healthy demand for accommodation in outlying estates, if every encouragement is given to co-operative building societies, which have no doubt come to stay in Bombay and bid fair to prove as successful in solving the housing problem for the middle classes as their prototypes have proved in England.

Building to dangerously low sanitary standards continues however though now more slowly in congested zone,

9. There is still, however, the trouble and danger arising from the defects of the Municipal Act and by-laws. A wholesome check has been put upon the extension of building in the congested area by an advance in popular ideals as to standards of comfort and by the enforcement of the amended section 378 of the Bombay City Municipal Act whereby individual rooms can be closed as U. H. H. ; but bad is still becoming worse there, though more slowly than before, and among outlying estates it is only in those owned by the Trust that adequately high standards of sanitation are being enforced.

and outside it the sanitary standards, though recently improved, are except in Trust Estates far too low,

Elsewhere the standard of lighting and ventilation which the Municipality have recently decided to adopt for all land not yet built on is the low standard adopted by the Trust *only for the congested areas* in recognition of the difficulty and loss involved in enforcing a higher standard there on account of the high value of land. It is far below the standard enforced all over Calcutta and the Trust's standard for areas outside the central congested area ; and the standard to be applied to existing buildings when reconstructed is far lower still.

so the Trust are contemplating an expansion of their programme for the creation of new suburban estates.

The Trust are therefore considering whether in the interests of the future development of the City they should not acquire large areas well outside the congested zone, in order to provide the City with well-developed estates to which middle class people can migrate from the congested zone, leaving more room there for the poorest classes who cannot be expected to migrate far from the places in which they work.

10. One special reason why the Trust might be expected to undertake the development of such outlying estates (even if the Calcutta building regulations were in force in Bombay, so that there could be no risk of insanitary development involved in leaving the provision of new residences to private enterprise) is found in the fact that the Trust are in a position to develop estates much more rapidly than private owners can, because there are few large holdings in Bombay. Acquisition of small holdings from a large number of owners is a necessary preliminary to the creation of a large building estate in Bombay; and it is only a public body like the Trust that can with the aid of the Land Acquisition Act do this within a few years.

They can create such estates more rapidly than private owners can,

11. Among the few owners of large stretches of building land there are too many who are merely holding on for a rise in land values. They are keeping potential building estates off the market and so aggravating the difficulty of the housing problem. "If you want to make money, buy land and sit tight" was the advice given by a prominent citizen of Bombay and hailed with approbation in a recent Municipal debate.

and they do not hold up land for the sake of its situation value as private owners do.

Clearly public opinion is not yet in favour of that Western device for transferring the unearned increment from private pockets to the public purse—a tax on undeveloped land; so, since early provision of residential accommodation is a crying public need in Bombay, it is obviously to the public interest that such land should be acquired from private owners by public bodies like the Trust, who lay themselves out to develop building estates and get houses erected on them as speedily as possible.

There is no room for land speculation on Trust estates. The Trust do not sell land: they only lease it; and their lessees do not get their leases till they have erected houses in accordance with plans and specifications approved by the Trust. The term within which the building must be completed is limited to 18 or 24 months, and failure to complete it within this period entails eviction and forfeiture of a security deposit equal to 2 years' ground rent.

12. The growing demand for accommodation in the north of the Island has induced a few private owners to embark upon the formation of large estates by gradual purchase of their neighbour's holdings; but even when they have bought to develop and not merely to hold, it is not to the interest of the City that the development of these estates should be in private hands, so long as the Municipal Act and by-laws remain as they are.

Experience of the evils resulting from private development in big estates on Lamington Road and Love Lane induced the Municipality to apply to Government in 1916 for an amendment of the Bombay City Municipal Act so as to give the Municipality the same control over development of new estates as Municipalities have in England. Government have not yet been able to meet the Corporation's wishes; and meanwhile a fresh example of the evils resulting from ill-controlled private development has been provided by the now notorious modern slum on Sankli Street with a density of population of 1,022 to the acre, 2½ times as great as that of the central congested area just south of it where the Trust are trying to reduce congestion. This has led the Municipality to make a further representation to Government for the amendment of the Act; but so long as the Act remains unamended, it is clearly better for the City that such estate development should be mainly in the hands of the Trust, to ensure that not only the lay-out of the estate, but also the plan and specifications of each new house, shall follow sound sanitary lines.

Private estates are likely so long as Municipal Act and by-laws remain unamended to be developed on insanitary lines.

13. When private building enterprise has been brought under adequate Municipal control, the Trust will be only too glad to leave it to whatever it can undertake in the way of rehousing the middle class population to be dishoused by the Trust's slum operations and so to escape the heavy capital outlay involved in the acquisition and development of building estates; but even then it will be to the interest of the ratepayers that the Trust should acquire land so situated as to be sure of early enhancement in value as the result of public improvements: for this will ensure that the enhancement in value shall accrue for the benefit of the ratepayers instead of

so Trust should acquire them early so as to secure the benefit of enhanced situation value for public purse.

the speculator. What the Trust have to beware of is delay which will enable the speculator to forestall the Trust in securing the rising situation value.

Main objection —heavy initial outlay. This is, however, not so heavy as in congested zone.

14. The main objection to this new departure will be the heavy initial outlay involved —an objection which has even more force now than in normal times because capital before the war could be raised at about 4 per cent., but now probably cannot be raised at less than 5¼ per cent. This same objection, however, applies to any kind of scheme that the Trust could undertake ; and the outlay for purchase of open land is, at any rate, far less than that required for the purchase of slums while, at the same time, there is no such difficulty as in acquisition of slums about dishousing and rehousing. It has been calculated that the capital outlay entailed by the new Kolbhatwadi slum improvement scheme, *viz.*, Rs. 23·8 lakhs to be spent on improvement of an area of 3·5 acres would suffice for the acquisition and development of no less than 80 acres for the extension of the Trust's Matunga Estate eastward to the Port Trust Railway.

Ultimate result —a certain profit instead of heavy loss.

15. If the difficulty of capital outlay can be got over, there can be no comparison between the two classes of schemes—slum demolition and estate development. The former inevitably entails a heavy net ultimate loss, while the latter, if the scheme area is well chosen, is bound to result in a net ultimate profit.

In view of the action taken by the Board since notice was given (*vide* Resolution No. 122 above) Sir Lawless Hepper withdrew his motion.

Appendix O-3.

Proposed amendments to the City of Bombay Improvement Act.

(*A*) New Section 49-A.

(*Vide Report, para.* 28.)

Letter No. 7230 dated 23rd September 1918, from the Chairman, Bombay Improvement Trust, to the Secretary to Government, General Department, Bombay.

With reference to my letter No. 4103 of 2nd June 1916 and to the correspondence ending with your No. 3089 of 3rd May 1918 on the above subject, I have the honour to submit herewith copies of Trustees' Resolutions Nos. 20* dated 30th January 1917 and 267 dated 3rd September 1918, showing the amendments which the Board desire to see made in the City of Bombay Improvement Act.

* * * * * *

3. Trustees' Resolution No. 267 relates to a new section which the Board wish to add to the Act—*Vide* Resolution 8 referred to in Trustees' Resolution No. 20 dated 30th January 1917 and Appendix B attached thereto. This new section has been suggested with a view to the evolution of a satisfactory scheme of slum improvement which will be less costly, involve less delay and create less disturbance than the wholesale demolition method hitherto pursued. When the proposed amendment has been effected, the Board will be in a position to try the experiment of converting narrow gullies between backs of houses into 20-ft. passages and substituting water closets for the present privy system, without acquiring the whole of the houses as they have to do now ; they will also be empowered to recover betterment charges from owners of houses benefited by removal of obstructive buildings. This method of improvement has been successfully adopted in England, and the proposed new section follows closely the wording of Section 38 (1), (7) and (8) of the Housing of the Working Classes Act.

* Accompaniment to Trustees' Resolution No. 267 of 3rd September 1918.

Trustees' Resolution No. 267, dated 3rd September 1918.

Resumed consideration, with reference to item 3 of the Proceedings of the Board, dated 3rd January 1918, of papers circulated with circular No. 497 of 1918 on the proposed new Section 49-A of the City of Bombay Improvement Act to facilitate the improvement of slum, of the Undria Street type.

After discussion it was resolved—

RESOLUTION No. 267.—The draft* Section 49-A referred to in Resolution No. 8, attached to the Special Committee's Report, dated 4th January 1917 is approved.

2. Government should be moved to incorporate it in the City of Bombay Improvement Act and to make the consequent amendment in Schedule A, as indicated in the Committee's Resolution.

Appendix to Trustees' Resolution No. 267, dated 3rd September 1918.

Excerpt from the proceedings of a meeting of the Trustees for the Improvement of the City of Bombay, held on the 30th January 1917.

Read the following report, dated 4th January 1917, of the Special Committee of the Board to consider certain proposed amendments to the City of Bombay Improvement Act IV of 1898.

We have carefully considered the proposed amendments to the City of Bombay Improvement Act referred to us by Trustees' Resolutions Nos. 178 of 11th July 1916 and 199 of 8th August 1916, and submit for the consideration of the Board the result of our deliberations set out in the form of resolutions (attached hereto as Appendix A) which read with its accompaniment will show the Board what amendments the Committee think necessary and why. In the course of our deliberations we found it either necessary or desirable to drop certain amendments proposed by the Chairman and to considerably modify certain others. The draft representation to Government called for in Trustees' Resolution No. 178 of 11th July 1916 will be submitted later on receipt of the Board's orders on our resolutions.

RESOLUTION No. 20.—The resolutions Nos. 1 to 7 are adopted. Government should be moved to amend the Act in accordance with resolutions Nos. 2, 3, 4, 5 and 7.

2. As regards resolution No. 4 it should be represented to Government that if it is not possible to transfer the whole of plot 1 (*a*) on the Flats from Section 60 (2) (*a*) to Section 60 (2) (*c*) at least so much of it as is required for a building lease to Messrs. Greaves Cotton & Company should be so transferred.

3. Resolution No. 8 of the Committee should be considered at a special meeting of the Board.

---

* *Vide* accompaniment to Trustees' Resolution No. 20 of 30th January 1917 hereto appended.

APPENDIX A.

Resolutions of the Special Committee appointed under Trustees' Resolutions No. 178 *of* 11*th July* 1916 *and No.* 199 *of* 8*th August* 1916 *to consider certain proposed amendments to the City of Bombay Improvement Act IV of* 1898.

RESOLUTION No. 1 :—*Sections* 25 (2), 25 (3), 31 (2), 31 (3) *and* 34 (1) :—

The proposal to amend these sections so as to provide for the erection of model bungalows had its origin in the Board's decision (Trustees' Resolution No. 156 of 13th August 1912) to build model cottages in the Garden Suburb in the Dadar-Matunga Estate. This scheme was subsequently declared illegal, counsel advising that the class of persons catered for cannot be included in the " poorer and working classes " for whom alone the Board may erect dwellings under section 25 (3) of the Trust Act. The Board then decided to let the matter drop until the illegality was removed by an amendment of the Act; but we think on the whole that it would be better to leave the erection of such cottages to private enterprise, the Board assisting the pioneers of small cottage enterprises by giving them special concessions in the matter of ground rent, etc., on their undertaking to build according to standard plans and specifications prepared by the Trust Architect

RESOLUTION No. 2 :—*Section* 32 *G* (3) :—

For " 32 C " in the last line " 32 E " should be substituted to rectify a clerical error.

RESOLUTION No. 3 :—*Section* 51-*A* :—

This section should be deleted as Government are now required under section 51 to pay to the Board the market value of any land resumed by them.

RESOLUTION No. 4 :—*Section* 60 (2) (*a*) :—

Government should be asked to transfer plot 1 (*a*) of the Flats from section 60 (2) (*a*) to section 60 (2) (*c*) so that it may vest in the Board absolutely and not necessarily for reservation as an open space. It measures about 78,000 square yards and adjoins other lands the property of which is vested in the Board under section 60 (2) (*c*). It has not yet been filled in but, if filled in with sweet earth, it would be useful for chawls. The Municipal Commissioner consulted in the matter is of opinion that it is neither necessary nor desirable that the plot should be reserved as a permanent open space to be converted later on into a park for the free use of the public ; but that is all the Trust can do with it so long as it remains under section 60 (2) (*a*).

RESOLUTION No. 5 :—*Sections* 60 (5), 60 (6), 60 (7), *and* 63 :—

These sections should be amended so as to make it clear that they do not apply to the properties vested absolutely in the Board by section 60 (2) (*c*). As the Act stands it might apparently be held that under sub-section (5), so long as the properties remain unappropriated to building purposes, the Board can only let them for a temporary purpose on a sufferance lease; that under sub-section (6) they cannot be let for more than 99 years, that under sub-section (7) they may be resumed by Government; and that though section 62 provides that they shall not revest in Government, section 63 prohibits their sale by the Board.

RESOLUTION No. 6 :—

It is not worth while for the Board to obtain legal powers similar to those conferred on the Municipal Commissioner by sections 490 and 522 of the Bombay Municipal Act, as in practice these powers are not found effective for the prevention of encroachments on streets.

RESOLUTION No. 7 :—*Schedule A* :—

For " Part VII " in the last line, " Part VIII " should be substituted to rectify a clerical error.

RESOLUTION No. 8 :—*Proposed new Section* 49-A :—

The main object of this proposed section is to facilitate the improvement of slums of the Undria Street type by securing to the Board power to (*a*) acquire part only of a building instead of the whole, (*b*) remove obstructive buildings, and (*c*) recover betterment charges from owners of properties benefited by such removal. The draft section 49-A (attached hereto as Appendix B) has been settled in consultation with the Trust solicitors for the consideration of the Board as serving the purpose in view, should the Board feel disposed to proceed further with the matter. If the draft section 49-A is approved, schedule A will have to be further amended by substituting for " Section 54," " Section 54, and in cases to which section 49-A of this Act applies, sub-section (1) of section 49."

APPENDIX B.

Draft Section 49-*A to the City of Bombay Improvement Act*, 1898.

49-A. (1) If in the opinion of the Board any building within the area of a scheme whether such building is in itself unfit for human habitation or not is so situate that by reason of its proximity to or contact with any other building it causes one of the following effects, that is to say :—

(*a*) it stops or impedes ventilation, or otherwise makes or conduces to make any part of such other building to be in a condition unfit for human habitation or dangerous or injurious to health ; or

(*b*) it prevents proper measures from being carried into effect for remedying any nuisance injurious to health or other evils complained of in respect of such other building ;

and if in the opinion of the Board it is expedient that such first mentioned building (in this Act referred to as " an obstructive building ") should be wholly or partially demolished, the following sub-sections shall come into operation.

(2) The Board shall in the particulars of the scheme expressly provide for the demolition of the obstructive building or such part thereof as may be obstructive within the meaning of this section, and for clearing and keeping as an open space the whole site or such part thereof as may in the opinion of the Board be required to be kept open for the purpose of remedying the nuisance or other evils caused by such obstructive building. The said particulars shall also specify the buildings in respect of which the obstructive building is in the opinion of the Board obstructive.

(3) It shall not be competent for the owner of any house, manufactory or other building, the acquisition of any portion of which as obstructive is provided for in a scheme as aforesaid,

to insist on the acquisition of his entire holding where the part proposed to be acquired can, in the opinion of the Collector, or, in the event of a reference, of the Tribunal, be severed from the remainder of the house, manufactory or other building without material detriment thereto.

Provided that compensation under sub-section (1) thirdly of section 23 of the Land Acquisition Act, 1894, as applied by this Act may be awarded in respect of the severance of the part so proposed to be acquired in addition to the value of that part.

Provided also thatif, in the opinion of the Collector, or, in the event of a reference, of the Tribunal, the part proposed to be acquired cannot be severed from the remainder without material detriment thereto the Local Government may at the instance of the Board order the acquisition of the remainder of the land of which the land first sought to be acquired forms a part or of such portion of the said remaining land as can in the opinion of the Collector or of the Tribunal, as the case may be, be taken without material detriment to the said house, manufactory or building.

(4) In the case last hereinbefore provided for, no fresh declaration under this Act shall be necessary but the Collector shall without delay furnish a copy of the order of the Local Government to the person interested and shall thereafter take order for the acquisition of the said further portion or remainder of the land in like manner and with the like powers in all respects as if the acquisition of the said land had originally been provided for in the declaration of the scheme.

(5) Where, in the opinion of the Collector, the demolition of an obstructive building adds to the value of the properties in respect of the buildings on which the obstructive building has been declared obstructive the Collector shall after he, or in the event of a reference, the Tribunal shall have determined the amount of increase in value, apportion so much of the compensation to be paid for the acquisition of the obstructive building including the site thereof as may be equal to the increase in value of the said properties amongst such properties respectively

For the purpose of enquiries under this sub-section the Collector shall have the like powers as are conferred on the Collector by sections 10 and 14 of the Land Acquisition Act, 1894, as applied by this Act. Every person required to make or deliver a statement under this sub-section shall be deemed to be legally bound to do so within the meaning of sections 175 and 176 of the Indian Penal Code.

(6) The amount apportioned to each property in respect of its increase in value by reason of the demolition of an obstructive building shall be a debt due to and may be recovered by the Board, together with interest at a rate fixed by the Board but not exceeding six rupees per centum per annum, from the date of service of a demand for the same, till payment thereof, from any person who is the owner of such property when the whole site of the obstructive building, or such part thereof as may in the opinion of the Board be required to be kept open for the purpose of remedying the nuisance or other evils caused by such obstructive building, shall have been cleared, and until recovery of such expenses and interest the same shall subject to the prior payment of the land revenue, if any, due to Government thereupon and of the property-taxes due under the Municipal Act be a first charge on such property as from the date on which the Collector shall have apportioned the compensation pursuant to sub-section (5) hereof.

The Board may by resolution declare the amount apportioned to any property to be payable by annual instalments within a period not exceeding 30 years with interest at a rate not exceeding six rupees per centum per annum until the whole amount is paid.

The amount recoverable from such owner whether in one sum or by instalments may in case of default be recovered by the Board by a suit brought against such owner in any court

of competent jurisdiction without prejudice to the right of the Board to have the charge existing by virtue of this sub-section made effective by the process of the court whether any other remedy for the recovery of the said amouut be availed of by the Board or not.

In the event of any mortgagee of a property charged under this section, and whether such mortgagee be in possession or not, paying any sum due under this section, he may, in the absence of a contract to the contrary, and whether the mortgage shall have been entered into before or after the commencement of this Act, add such sum to the principal money, at the rate of interest payable on the principal, and, where no such rate is fixed at the rate of 9 per cent. per annum.

(7) Any person interested who has not accepted the opinion of the Collector may, by written application to the Collector, require that the matter be, and the same shall upon receipt of the application by the Collector be, referred by the Collector for the determination of the Tribunal whether the objection of such person be to the opinion of the Special Collector as to material detriment, the amount of increase in value, or the apportionment of the compensation to be paid for the acquisition of the obstructive building.

Such application shall be made within six weeks of the service of a notice from the Collector of his decision on such of the persons interested as have appeared before him, and such notice may be served in any manner authorized for service of notices under the Land Acquisition Act 1894.

Upon receipt of the reference from the Collector the Tribunal shall proceed to determine the objection.

(*B*) New Section 32-J.

(*Vide Report, para,* 28.)

Trustees' Resolution No. 109, *dated 2nd April* 1918.

Read the following memo. by the Land Manager (Circular No. 170 of 1918) :—

Although improvement schemes are necessarily very costly, and the ultimate loss to the Board on these schemes very heavy, as the areas included in these schemes are packed with houses, their execution is necessary. If however the Board have the power to acquire large plots of land in different parts of the City, for the accommodation of houses for working classes, or for leasing them to large employers of labour, for erecting thereon chawls for their workmen, the overcrowding in the existing slum areas and therefore the rents of the houses included in these areas, will be reduced to some extent, which will also tend to minimize the cost of improvement schemes.

2. Now it is well known that occasionally owners of large plots are anxious to dispose of their lands at fair prices, but the Board cannot as the Act now stands take advantage of these opportunities, as the Board have to wait until such plots are included in some schemes. But during the interval, others purchase these plots of land, and succeed in obtaining from the Trust far higher values than what they paid for the same. This point may be made clear by taking a few instances which have actually occurred in practice.

3. First then there is the case of a large plot of land, adjoining the Bombay Union Mill, included in the Mathew Road Scheme, and what is known as Bai Jerbai's Case. It admeasures 18, 544 square yards. It was in the market for a long time, and the Trust could have purchased it at Rs. 13 per square yard at the very outset in 1904. The Trust however could not do so as the land was not included in any of the sanctioned schemes. In August 1905 the land was purchased by Bai Jerbai for Rs. 2,41,115. The land was then included in the Mathew Road Scheme and the Special Collector awarded for the same Rs. 4,01,176 on the basis of what is known as the "plotting scheme." The claimant, however, demanded a

reference, but the Tribunal upheld the Collector's award. It will thus be seen that a saving of over 1½ lakhs of rupees would have been effected had the Board power to acquire this plot of land when it was formerly in the market.

4. Secondly, there is the case of a large plot of land at the junction of Suparibaug Road and Chore Gully. It admeasures 25,248 square yards and in 1905 the owners were willing to sell their interest in it to the Trust for Rs. 1,00,992, *i.e.*, at Rs. 4 per square yard. It was actually included in the street scheme submitted to the Chairman under this office No. 1271, dated 4th May 1905. The property was then included in the Parel Street Scheme and formed Special Collector's Case No. 16, Scheme 31. The property changed hands in September 1907 at about Rs. 6½ per square yard, and the purchaser claimed for the same at the rate of about Rs. 17 per square yard. The Special Collector awarded for the same Rs. 1,82,503 inclusive of Government claim amounting to Rs. 25,908. The claimant demanded a reference and the Tribunal, after several hearings, increased the award to Rs. 1,89,118. Thus after very heavy litigation we had to pay for the plot a sum far in excess of the price at which the Board could have purchased the land in 1905.

5. Thirdly, there is a large plot of land admeasuring about 50,000 square yards, abutting on Tulsi Pipe Line Road, between Haines Road and Fergusson Road, which was offered to us at 12 annas per square yard. This land was situated in the close proximity of several mills and would have been suitable for the erection of chawls for the poor, but as it was not included in any scheme, the Board could not acquire it. It then actually changed hands at 12 annas per square yard, but it was subsequently acquired by Government for railway purposes through the Collector of Bombay at Rs. 3¼ per square yard.

6. Fourthly and lastly, there is a large plot of lad at the junction of Suparibaug and Governor's Roads, admeasuring 15,407 square yards. The property was in the market for a long time, but the Board could not acquire it as it was then not included in any scheme. The land changed hands in October 1907 for Rs. 1,55,000, and Parel Street Scheme, in which it is included, was declared on 2nd April 1908. The property forms Collector's Case No. 4 of Scheme 31. After a number of hearings the Special Collector awarded Rs. 2,26,356, inclusive of Government claim of Rs. 72,519. The claimant demanded a reference, and by consent the Special Collector's award was increased by Rs. 35,000.

7. It will be seen from the above instances that the Board are, as the Act stands at present, unable to take advantages of the market, and to acquire large plots of land at market rates. To get rid of this disability, it is suggested that a sufficient sum be set apart, with the sanction of Government, for effecting such purchases and when suitable plots of land are available in the market at fair rates, to be approved by the Board, they may be acquired through the Special Collector at such settled rates. The object of acquiring the land through the Collector is to secure good title to the land.

8. It may further be pointed out that it is found necessary to compulsorily acquire large plots of land, *simply* for erecting thereon chawls for the poor. This cannot be done as the Act now stands. To get over this difficulty, we are at present proposing a new street along the plot proposed to be acquired, and acquire the plot as if it were required for a street scheme. To get rid of this anomaly the Board should have the power to form a scheme, which may be called the Housing Scheme, including within its limits plots proposed to be acquired for the location of the chawls for the poor.

The Chairman mentioned that the advantage in arranging for purchase by private agreement as suggested was that the Board's proposals to buy would not have the same publicity as in the case of notified schemes, and to that extent the risk of artificial inflation of prices would be abated.

Mr. Cowasji Jehangir was of opinion that if it was desired that prices should not be inflated it was necessary to provide, failing purchase by agreement, for acquisition under the Land Acquisition Act. The Municipal Commissioner suggested that the analogous provisions of the Municipal Act might be consulted in drafting the amendment to the Act.

It was then resolved—

RESOLUTION No. 109.—The Chairman should, in consultation with the Board's Solicitors submit for the consideration of the Board a draft clause for insertion in the Trust Act to secure the objects in view.

2. The attention of the Solicitors should be drawn to Section 91 of the Bombay City Municipal Act.

Trustees' Resolution No. 136, *dated* 1*st April* 1919.

Considered, in continuation of Trustees' Resolution No. 109, dated 2nd April 1918, the following papers circulated with Circular No. 189 of 1919 :—

(*a*) Letter, dated 19th March 1919, from Messrs. Crawford Bayley & Co.

Amendment of the Act. Purchase of land for workmen's chawls.

With reference to correspondence ending with our letter of the 7th instant, we have the honour to enclose copy of the case* submitted to the Hon'ble the Advocate-General and of his opinion* of the 13th instant, and of the draft of a new Section 32-J which he suggests. We also return the loose papers sent with your No. 270 of the 11th January last.

Section 32-*J*.

(1) The Board may make a scheme and acquire land—

(*a*) without the sanction of Government where the acquisition is by agreement,

(*b*) with the sanction of Government where the acquisition is otherwise than by agreement,

for the construction of buildings for the accommodation of the poorer classes. Such accommodation shall be deemed to include shops.

(2) Where the acquisition is by agreement it may be effected notwithstanding that the land is not immediately required for the above purposes.

(3) Where the sanction of Government is required the provisions of Sections 28 (2) (*a*), (*b*) and (*c*) and Section 29 (1) (*a*), (*b*) and (*c*) and (2) (*a*) and (*b*) shall apply so far as may be.

(*b*) Precis, dated 25th March 1919.

The Board in Trustees' Resolution No. 109 of 2nd April 1918, considered memo. from the Land Manager, suggesting that the Board should have the power—

(*a*) To acquire by agreement large plots of vacant land, even though they may not be within the limit of a sanctioned scheme, and

(*b*) to prepare a scheme which may be called the Housing Scheme, including within its limits plots proposed to be acquired for the erection of chawls for the poor.

They resolved that the Chairman should, in consultation with the Solicitors, submit for their consideration a draft clause to secure the objects in view, the Solicitors' attention being drawn to Section 91 of the Bombay City Municipal Act.

---

* Not printed.

This correspondence was forwarded to the Solicitors who were asked to consider what amendment of the Act would be appropriate. In returning the papers, they suggested certain amendments and stated that as the question was of an important character, before the Board asked the Legislature to frame amendments to the Act, Counsel's advice should be obtained.

Chairman's note of 29th May 1918, together with the papers on the subject was then forwarded to the Solicitors and they were asked to refer the question to Counsel for advice. They discussed with Chairman on 14th December 1918, the draft of instructions which they proposed to lay before Counsel. In accordance with the instructions they submitted the revised draft case on the 7th January 1919 and it was returned to them on the 10th idem.

The Solicitors now send copy of the case submitted by them to the Hon'ble the Advocate-General and of his opinion of 13th instant, and of the draft of a new Section 32J which he suggests.

RESOLUTION No. 136.—Government should be moved to amend the Act on the lines suggested by Counsel with an additional provision that accommodation for poorer classes shall be deemed to include playgrounds for children.

(*C*) Revised Section 19 (I).

(*Vide Report, para.* 28.)

Trustees' Resolution No. 351, *dated* 19*th November* 1918.

Read papers underlying Circulars Nos. 535 and 647 of 1918 on (*i*) precis of papers *re* temporary lettings on the Board's estates with Chairman's minute, dated 1st February 1918, (*ii*) the following draft of revised section 19 (1) of the Act as suggested by Messrs. Crawford, Bayley Co. :—

(The Amendment proposed is printed in *italics*.)

The Chairman, *or any person whom the Chairman generally or specifically empowers in writing under his hand and seal in this behalf*, may, on behalf of the Board, enter into any contract or agreement, whereof the value or amount shall not exceed one thousand rupees, *or a contract of tenancy (other than a demise for a term exceeding three years or in perpetuity) of immoveable property, the annual value whereof at a rack-rent shall not exceed two thousand rupees* in such manner and form as, according to the law for the time being in force, would bind him if such contract or agreement were on his own behalf, and every such contract or agreement (*other than those for monthly tenancies*) shall be reported to the Board at the next ordinary meeting thereof.

(*iii*) Minutes, dated 6th February 1918, and 28th September 1918, by the Hon'ble Sir Dinshaw E. Wacha, Kt.

(*iv*) Letter, dated 5th November 1918, from Messrs. Crawford, Bayley & Co.

After discussion it was resolved—

RESOLUTION No. 351.—Government should be asked to have the City of Bombay Improvement Act amended as suggested by the Trust Solicitors, with retrospective effect.

Appendix O-4.

Transfer of the Trust's functions to the Municipality.

(*Vide Report, para.* 28.)

Letter No. 5577, *dated* 16*th July* 1918 *from the Chairman to the Secretary to Government, General Department.*

With reference to your letter No. 2873 of 24th April 1918, I am directed by the Bombay City Improvement Trust to forward for the consideration of Government the following remarks on the representation submitted, on behalf of the Corporation, under the President's letter No. 7328 of the 12th February 1918.

2. The issue raised by the Corporation, and dealt with at considerable length, is in reality comparatively simple. The proposal is that Government should transfer to the Corporation the functions which the Trustees have so far discharged on principles thoroughly approved by Government, mainly on the lines of indirect slum improvement, the Corporation having in the past consistently favoured direct methods which Government have held that the Trustees were right to postpone.

3. The opinion of the Trustees is that the demolition of insanitary areas on any considerable scale must lead to increased congestion in other parts of the town, if undertaken before adequate facilities have been provided for the expansion of the City ; and, that, whilst small direct improvement schemes may, in the meantime, be carried out in certain cases with advantage, it is necessary always to keep in view the fact that there can be no real relief from slum conditions without the prior diffusion of the population over a wider area, a policy involving, as an essential preliminary, the provision of improved communication.

4. The Corporation, on the other hand, has consistently opposed the important street schemes put forward by the Trust, without which any effective expansion of the City is impossible, and has emphatically declared itself in favour of a policy of concentrating mainly on the demolition of insanitary areas, as the best means of improving the slums of Bombay.

5. The apprehension would therefore appear to be justified that if the work of the Trust were handed over to the Corporation they might adopt a policy which the Trustees believe must ultimately produce the opposite effect to that which the Trust was created to secure, besides resulting in a progressive increase in the value of property, and consequently of the rents which the poor have to pay. Apart from this the Trustees consider that they have grounds for the suggestion that the hesitation which has marked the prolonged attempts of the Corporation to amend the Municipal building by-laws is an indication that the Corporation, as constituted, is unsuited to deal, without embarrassment and delay, with many of the problems which the exercise of the functions of the Improvement Trust must constantly present.

6. The Trustees fully admit that the improvement of the City falls properly within the sphere of Municipal Government, but, for the reasons briefly indicated in this letter, they are unable to advice Government that it would be in the interests of the City of Bombay that the work of the Trust should be transferred to the Municipality forthwith.

Appendix O-5.

Co-operative Housing.

(*Vide Report, para.* 28.)

(*a*) *Trustees' Resolution No.* 145, *dated 7th May* 1918.

Considered, in continuation of Trustees' Resolution No. 59, dated 19th February 1918, the following letter No. 5376, dated 2nd May 1918, from the Deputy Land Manager (Circular No. 261 of 1918) :—

Dadar–Matunga Estate.

Plots Nos. 229 to 238 and 240 to 246 (group A on Land Manager's plan* No. 14 of 17th January 1918),

,, 556 to 562, 568 to 586, 591 to 594, 597 to 600 and 603 (group B on Land Manager's plan* No. 35 of 28th January 1918), and

,, 546, 547 and 549 to 554 (group C on Land Manager's plan * No. 35 of 28th January 1918).

Herewith I have the honour to forward two applications* by the Agent, G. I. P. Railway, for building leases of these plots at the rates settled by the Board.

2. The Agent's letter forwarding the application and the draft by-laws referred to by him are forwarded herewith.

3. No other applications have been received for these two groups of plots as enquirers for single plots assumed that they would have no chance of obtaining them.

4. The conditions on which the applications are based are normal and acceptance is recommended.

5. The Agent has also applied for plots 546, 547, 549 and 550 to 554 and that application has been reported on under this office No. 5341†, dated 2nd instant.

Letter from the Agent, G. I. P. Railway, No. 361—*C*-29, *dated 26th April* 1918.

I send you herewith three applications* for certain plots on the Dadar-Matunga Estate which this Company wishes to acquire on a 999 years' lease for the purpose of erecting thereon through the agency of a G. I. P. Ry. Employees' Co-operative Housing Society, Ltd., which is now being formed (copy of draft by-laws* enclosed for information) a number of residences, costing about Rs. 5,000, Rs. 7,500, Rs. 10,000 and Rs. 12,500, respectively, for the G. I. P. Railway staff.

The idea is to place those houses that are required for junior officers on the plot for which application "A" is submitted, those required for European upper subordinates on the plots for which application "B" is submitted and those for Parsis and Hindus on the plot for which application "C" is submitted.

It is very important that the scheme should be carried out as designed so as to avoid an undesirable mixing of the different classes, and I have therefore to request that the whole of the three plots should be allotted to the Company as applied for without any reduction.

Moreover it is a matter of great importance that the whole area should be occupied only by this Company's employés so as to form a compact Railway colony who will be in a position to make use of the central garden space and form athletic and social clubs, if desired, without having to give outsiders any rights of membership. I have therefore to ask that no individual plots in the area applied for should be allotted to any one but this Company.

* Not printed.

† *Vide* preamble of Trustees' Resolution No 147 of 7th May 1913.

It is understood that special consideration is given to applications from co-operative housing societies, especially at the present time of difficulty in regard to housing accommodation in Bombay and I trust that the City Improvement Trustees will treat these applications as favourably as may be possible.

I enclose a cheque for Rs. 600 being the deposit required at the rate of Rs. 200 for each application.

Read the following minute, dated 3rd May 1918, by the Chairman :—

The three groups of plots applied for by the G. I. P. Railway Company are ringed in yellow on accompanying plans.*

I am sure it is a sound policy for the Board to encourage and assist co-operative housing societies, and therefore I recommend that the Company's three applications be accepted.

Out of the 60 plots they ask for only five have been applied for by others, *viz.*, Nos. 551 to 554 by a Parsi group and No. 550 by an individual Parsi.

RESOLUTION No. 145.—The Railway Company's applications for plots in groups A, B and C are accepted.

(*b*) *Trustees' Resolution No.* 106, *dated* 11*th March* 1919.

(*Vide report, para.* 28.)

Considered the following papers circulated with Circular No. 147 of 1919, *re* applications for lease of large blocks of land in Schemes Nos. 5 and 6:—

(*a*) Letter No. E. A. 3866, dated 7th March 1919 :—

Dadar-Matunga Estate.

1. Herewith I have the honour to forward an application* by Rao Bahadur S. S. Talmaki, on behalf of the Bombay Hindoo Co-operative Housing Society, Ld., for the seven blocks of land bounded red on the accompanying litho plan* of this estate.

2. The area applied for is about 49,800 square yards. It lies to the North of the over bridge road and is at the present time partly occupied by the Dadar Labour Camp.

3. Talmaki offers to pay rent on a basis of Rs. 7 per square yard. I should put the value of the land at from Rs. 9 to Rs. 10 if let on the ordinary conditions.

4. On the areas marked A, the Society proposes to erect buildings containing tenements not smaller than 4 rooms including a kitchen and on the areas marked B, the tenements will not exceed this size. On the area marked C buildings containing shops on the ground floor and the smaller class of tenements will be erected. The Society also proposes to erect on a site to be approved by the Board a building or buildings to be used as a hostel, school, lecture hall, library and reading room.

5. The area of the portions marked A is about 17,800 square yards or about 35 per cent. of the total applied for.

6. Talmaki asks that an additional 12 months free period may be granted in respect of half the area which would cost the Board about Rs. 7,840 and he also asks that the deposit may be reduced to one year's ground rent (approximately Rs. 15,680) instead of two.

7. The Society undertakes to erect buildings costing at least Rs. 12 lakhs of which Rs. 5 lakhs would be spent during the first 3 years and a like sum during the following 3 years and the balance during the next two years.

* Not printed.

8. The development of this area has not yet been sanctioned by the Board but will be submitted in due course.

(*b*) Letter No. E. A. 3865, dated 7th March 1919 :—

Scheme No. 6, Dadar-Matunga Estate.

Herewith I have the honour to forward an application* by Rao Bahadur S.S. Talmaki, on behalf of the Bombay Hindoo Co-operative Society, Ltd., for a building lease of the blocks of land surrounded by red lines on the blue print* forwarded herewith, the land is also shown by a pink wash on the accompanying litho plan* of the estate.

2. The area applied for admeasures about 58,200 square yards ; it lies near the Mahim connection Chord Railway and entirely in Scheme 6.

3. The rate offered is Rs. 6 per square yard which, in my opinion, is about Rs. 2 per square yard less than the Board could obtain if they let the land in the ordinary way and laid down no special restrictions as to the class of tenements to be erected.

4. Talmaki in his application binds the Society, and should the Board accept the offer the Society will in due course be bound to erect buildings containing small tenements which in the case of areas marked A will not be smaller and in case of those marked B will not be larger than four rooms including the kitchen, while on the portion of the land which lies nearest to the Chord Railway two-room tenements are proposed to be provided. The reason for erecting larger class of tenement on the areas marked A is because these areas are adjacent to other areas not proposed to be let to the Society and which might be depreciated in value if tenements of a lower class were erecrted in their vicinity.

5. It is proposed to erect shops on the plot marked with the words " Shops " and on one or more of the plots marked A, a building to be used as a school, hostel, lecture hall and library will be built.

6. The area of the portions marked A is about 16,100 square yards or nearly 28 per cent. of the total applied for.

7. In addition to the reduction in rate per square yard, Talmaki asks for two further concessions, *viz.*, the extension by twelve months of the free period on half the area which would cost the Board about Rs. 7,850 and the acceptance by the Board of a deposit equal to one year's ground rent instead of two. In view of the large area applied for I would suggest that the first of these should be granted ; one year's ground rent will amount to about Rs. 15,700 and should be sufficient as a deposit.

8. The Society will undertake to erect buildings costing Rs. 12 lakhs within a period of 8 years, of which sum Rs. 5 lakhs will be spent during the first three years and a like sum during the next three years.

9. The development of this area has not yet been sanctioned by the Board but will be submitted in due course.

Read Chairman's minute thereon.

RESOLUTION No. 106.—The Board will be prepared to accept a definite application from the Bombay Hindoo Co-operative Housing Society, Ld., for the areas in question on the terms set out in Rao Bahadur Talmaki's applications subject to the following modifications:—

For the Southern area—

(1) In the plots marked A, the tenements shall be of three or four rooms plus a kitchen.

(2) the rate shall be Rs. 8 instead of Rs. 7 per square yard, and

(3) block B on the west of the play ground and the two adjacent B plots shall be continued to the 60′ road.

For the Northern area—

In the A class plots the tenements shall be of three rooms, plus a kitchen.

* Not printed.

Appendix O-6.

Rules re Garages.

(*Vide Report, para.* 28.)

Trustees' Resolution No. 296, *dated* 27*th September* 1918.

Read the following report No. 5, dated 13th September 1918, of the Land Committee, *re* (general question of allowing motor garages on the Board's estates and (2) proposed construction of motor garages on certain plots of the Board's estates :—

Occupation of open spaces on Board's estates by private garages.

Under Trustees' Resolution No. 115, dated the 9th April 1918, we were requested to submit recommendations for dealing with the general question of occupation of open spaces by private garages.

We have given careful consideration to this question in all its bearings and before coming to the conclusions which we now recommend for adoption we have tested them by examining the plans of a number of garages, applications to erect which are now under consideration.

We beg to recommend—

(*a*) that with the exception of part of West Agripada Estate, where the main buildings are limited in height to a ground and one upper floor and where only ground floor out-houses are allowed, no garages would be allowed on side open spaces which are less than 15 feet in width and where the combined width of the open spaces between buildings is less than 30 feet,

(*b*) that the following be the normal conditions attaching to permission to erect such garages :—

(*i*) materials used in the construction of the garage shall be non-inflammable,

(*ii*) where compound walls are common, no part of the wall shall be made use of in the construction of the garage,

(*iii*) maximum height not to exceed 9 feet,

(*iv*) open spaces where provided by the side of a garage to have a minimum width of five feet,

(*v*) user to be confined to housing motor cars not let for hire,

(*vi*) no garage to be erected less than 25 feet from the road from which cars gain access to it,

(*vii*) a space at least 18 feet in length measured from the door of the garage to be paved and drained to the satisfaction of the Plans Committee,

(*viii*) any special carriage entrance across a public footway necessitated by the use of the garage to be provided at the lessee's expense,

(*ix*) plans to be approved by the Plans Committee, and

(*x*) lessees to pay all costs incurred by the Board in the preparation and registration of the license where necessary.

(*c*) that in schemes 5 and 6 garages should be limited in size to 16 feet in length by 10 feet in width, that only one garage should be allowed to be erected on the open spaces of a plot and that its position should be selected by the Board,

(*d*) that the consideration to be charged for granting permission to erect a garage on land required by the agreement or lease to be kept open should be based on the value of the concession granted. The Trustees are aware that when permission is granted before the lease is executed, it is possible to reserve an additional rent in respect of the concession but that when permission is given after the lease has been executed it is necessary, on legal grounds, to charge a premium. We have therefore prepared a statement showing the extra rent or premium as the case may be which we recommend should be charged on the various estates. The charges are based on the letting value of garages, a fair return being allowed to the lessee on his capital expenditure. The statement is as follows :—

Estate.	Consideration payable.	
	Garage erected.	
	Before lease is executed. Rent per annum.	After lease is executed. Premium.
	Rs.	Rs.
Hornby Road	148	2,300
Colaba, Wodehouse Road, Wellington and Marine Lines ..	100	1,600
Scheme 2, Sandhurst Road East, Schemes 29, 37 and 43 ..	100	1,600
Gamdevi, Chaupati, Sandhurst Road West, Bhatwadi and Mathew Road	88	1,200
Schemes 31 and 47 and the Agripada group..	48	600
Dadar-Matunga and Sion-Matunga	16	200

The above rates are for a standard sized garage measuring 16 feet by 10 feet covering 16·66 square yards; we recommend that garages covering a smaller or a larger area be charged for in proportion to the area covered.

City of Bombay Improvement Trust.

General Balance Sheet as at 31st March 1919.

CITY OF BOMBAY

GENERAL BALANCE

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Schedule value of—			
Schedule "C" lands	53,44,120 7 8		
Schedule "D" lands	17,30,293 5 11		
		70,74,413 13 7	
Debt due to the general public—			
Total to end of March 1919 ...	5,67,94,000 0 0		
Deduct nett discount	7,72,143 10 2		
Vide details in Appendix II, columns 3 to 5		5,60,21,856 5 10	
Special grants from Government of India—			
On 1st April 1911	50,00,000 0 0		
On 6th May 1913	4,00,000 0 0		
		54,00,000 0 0	
Sale-proceeds of lands and buildings—			
Details in Appendix I (*b*)	.....	70,81,911 0 0	
Appropriations from general account under section 79 (1) of Act IV of 1898—			
Up to 31st March 1918	76,31,927 5 1		
For 1918-19	15,75,766 6 11		
		92,07,693 12 0	
Investment of cash balance—			
Nominal value of 4 per cent. Government Promissory Notes as *per contra*	.....	.....	4,92,200 0 0
Nominal value of 4 per cent. Bombay Improvement Trust Debentures as *per contra*	.....	.....	9,03,000 0 0
Nominal value of 5½ per cent. Indian War Loan (War bonds 1920 and 1922) as *per contra*	.....	.....	9,58,000 0 0
Nominal value of investment in Indian War Loan of 1917 on behalf of the Trust employés as *per contra* .	.....	.....	37,700 0 0
Nominal value of investment in Indian War Loan of 1918 on behalf of the Trust employés as *per contra* .	.....	.....	27,000 0 0
Total ...	.....	(*a*)8,47,85,874 15 5	(*a*)24,17,900 0 0
GENERAL ACCOUNT.			
Receipts during 1918-19, details in Appendix IV ...	.....	47,09,327 7 4	.....
Total ...	.....	(*b*)47,09,327 7 4	.....
SINKING FUND ACCOUNT.			
Amount received from general account revenue under section 55 (*1*) of the Act— *Vide* details in Appendix II, column 9	31,36,863 11 2		
Interest, do., column 10	9,06,137 1 0	40,43,000 12 2	
Nominal value of debentures purchased as *per contra* ...	.....		
(Details in columns 13 to 16, Appendix II) ...	.....	.....	40,70,000 0 0
Total ...	.....	(*c*) 40,43,000 12 2	(*c*)40,70,000 0 0
Carried over (*a*), (*b*) and (*c*) ...	.....	9,35,38,203 2 11	64,87,900 0 0

IMPROVEMENT TRUST.

SHEET AS AT 31ST MARCH 1919.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
CAPITAL ACCOUNT.			
Book value of lands as *per contra*	.....	70,74,413 13 7	
Refund of preliminary expenses and interest made to Government under section 69 (*1*) and (*2*) of Act IV of 1898	.....	38,018 11 7	
Expenditure on works, details in Appendix III ...	.....	7,22,83,701 5 10	
General surveys	43,344 8 11		
Tools and plant	1,20,406 8 6		
Stores in stock	21,275 13 1		
Premia for designs of chawls	1,000 0 0	1,91,026 14 6	
Appropriations to general account under section 79 of the Act for— 1906-07, 1907-08 and 1908-09	.....	3,04,169 2 10	
Balances paid under section 79 (*3*) (*b*) (*i*) and 79 (*3*) (*b*) (iii) of Act IV of 1898—			
To Government up to 31st March 1910	1,00,143 8 1		
To the Municipal Corporation up to 31st March 1911...	18,88,984 10 11	19,89,128 3 0	
Loss on sales of 3½ per cent. Government Promissory Notes	.....	90,271 3 1	
Investment of cash balances—			
Cost of 4 per cent. Government Promissory Notes ...	4,94,674 15 10		
,, ,, Bombay Improvement Trust debentures	6,27,164 3 8		
,, 5½ ,, Indian War Loan of 1917 (War bonds of 1920 and 1922)	9,58,000 0 0		
,, investment in Indian War Loan of 1917 on behalf of the Trust employés ...	37,700 0 0		
,, do. of Loan of 1918 on behalf of the Trust employés	27,000 0 0	21,44,539 3 6	
		(*f*)8,41,15,268 9 11	.....
Balance ...	.....	6,70,606 5 6	24,17,900 0 0
Total ...	.....	8,47,85,874 15 5	24,17,900 0 0
GENERAL ACCOUNT.			
Expenditure in 1918-19, details in Appendix V ...	.....	31,33,561 0 5	.....
Balance appropriated to capital account under section 79 (*1*) of the Act	.....	15,75,766 6 11	.....
Total ...	.....	(*g*)47,09,327 7 4	.....
SINKING FUND ACCOUNT.			
Cost of 4 per cent. debentures— (Detail in Appendix II, column 12)	.....	(*h*)40,42,865 12 11	.....
Balance ...	.....	134 15 3	40,70,000 0 0
Total ...	.....	40,43,000 12 2	40,70,000 0 0
Carried over (*f*), (*g*) and (*h*) ...	.....	9,28,67,461 14 2	.....

Capital and Liabilities.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward (*a*), (*b*) and (*c*) ...	.....	9,35,33,203 2 11	64,87,900 0 0
PROVIDENT FUND ACCOUNT.			
Employés' contribution	1,74,106 1 10		
Interest on do.	53,580 10 7		
Trustees' contribution including forfeitures	1,91,744 1 5		
Interest on Trustees' contribution	54,480 1 11		
Advances recovered	763 8 0		
		4,74,674 7 9	
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	.....	32,100 0 0
Nominal value of 4 per cent. Government Promissory Notes as *per contra*	.....	.....	82,000 0 0
Nominal value of Bombay Port Trust debentures as *per contra*	.....	.....	2,14,000 0 0
Nominal value of Bombay Improvement Trust debentures as *per contra*	.....	.....	20,000 0 0
Nominal value of 5½ per cent. Indian War Loan of 1917 (War-bonds 1920) as *per contra*	.....	.....	75,000 0 0
Total ...	.....	(*d*) 4,74,674 7 9	(*d*) 4,23,100 0 0
MISCELLANEOUS ACCOUNTS.			
Deposits from contractors and others	5,63,119 9 8	.....	16,62,180 0 0
Interest on security deposits	12,848 15 11	.....	.....
Miscellaneous advances—			
Amount recovered from private parties for work done on their behalf	90,659 1 8	.....	.....
Gallery projection fees	53,602 7 2	.....	.....
Contribution from staff for investment in Indian War Loans of 1917 and 1918	25,197 0 0	.....	.....
Interest payable to debenture holders—			
Rs. a. p.			
By Hongkong Bank for loan of 1899 ... 8,859 11 0			
By Bank of Bombay for loans from 1901 to 1908, and 1912 to 1914 ... 73,950 0 0			
By Chartered Bank for loan of 1909 and 1910 ... 3,510 0 0			
	86,319 11 0	8,31,746 13 5	.....
Total ...	.....	(*e*)8,31,746 13 5	(*e*)16,62,180 0 0
Grand total (*a*, *b*, *c*, *d* and *e*) ...	.....	9,48,44,624 8 1	85,73,180 0 0

Examined and found correct. The securities in which the Trustees' surplus balances, etc., are invested, and the security deposits of contractors and others, have been checked and found to agree with the amounts entered above. The cash balance has also been checked and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Accountant General's Office, Bombay, 7th October 1919.

Property and Assets.	Cash.	Cash.	Securities.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward (*f*), (*g*) and (*h*) ...	.....	9,28,67,461 14 2	.....
PROVIDENT FUND ACCOUNT.			
Refund of subscribers' contribution	3,550 14 2		
Interest paid on do.	1,087 15 9		
Payment of Trustees' contribution	3,560 10 11		
Interest paid on do.	1,096 0 6		
Advances recoverable	1,817 0 0		
		11,112 9 4	
Cost of 3½ per cent. Government Promissory Notes ...	31,443 14 6		
" 4 " " " ...	83,976 15 6		
" 4 " Bombay Port Trust debentures ...	2,15,607 8 0		
" 4 " Bombay Improvement Trust debentures	19,450 0 0		
" 5½ " Indian War Loan of 1917 (War Bonds of 1920)	74,925 0 0		
		4,25,403 6 0	
		(*i*) 4,36,515 15 4	
Balance ...	.....	38,158 8 5	4,23,100 0 0
Total ...	.....	4,74,674 7 9	4,23,100 0 0
MISCELLANEOUS ACCOUNTS.			
Refund of deposits to contractors and others ...	1,75,640 8 2	.....	(*j*) 1,31,400 0 0
Interest on security deposits	12,705 15 11	.....	
Advances (imprest account) ...1,54 442 6 0 (Rs. a. p.)			
Do. to Engineer for private works ...1,58,386 12 4			
	3,12,829 2 4	.....	
Amount paid to the Municipality on account of gallery projection fees	6,151 14 3	.....	
Interest payable to debenture holders with banks— (Rs. a. p.)			
Hongkong Bank 8,859 11 0			
Bank of Bombay 73,950 0 0			
Chartered Bank 3,510 0 0			
	86,319 11 0	(*j*) 5,93,647 3 8	
Balance ...	.....	2,38,099 9 9	15,30,780 0 0
Total ...	.....	8,31,746 13 5	16,62,180 0 0
Balance in banks— (*Cash.* Rs. a. p. / *Securities.* Rs.)			
Capital account ... 6,70,606 5 6 / 24,17,900			
Sinking fund account ... 134 15 3 / 40,70,000			
Provident fund account ... 38,158 8 5 / 4,23,100			
Miscellaneous accounts ... 2,38,099 9 9 / 15,30,780			
	.....	(*k*) * 9,46,999 6 11	†84,41,780 0 0
Grand total (*f*, *g*, *h*, *i*, *j* and *k*) ...	.....	9,48,44,624 8 1	85,73,180 0 0

Specification of balances in banks and in hand :—

	* Cash. Rs. a. p.		† Securities. Rs. a. p.
Hongkong and Shanghai Banking Corporation	1,551 8 0	In Bank's safe custody—	
Bank of Bombay	6,979 1 9	Government Promissory Notes ...	29,78,550 0 0
Chartered Bank of India, Australia and China	2,305 10 11	Municipal debentures ...	2,31,000 0 0
National Bank of India	2,02,512 11 3	Port Trust debentures ...	4,76,200 0 0
Mercantile Bank of India	76,035 5 11	Bombay Improvement Trust debentures ...	33,73,500 0 0
Bank of India	2,46,230 3 2	Post Office cash certificates ...	8,930 0 0
Eastern Bank	2,454 9 11	Securities in hand ...	13,73,600 0 0
Yokohama Specie Bank	2,778 6 3		
Tata Industrial Bank	2,18,057 5 11		
Comptoir National Bank	1,00,000 0 0		
Cash in hand	88,094 7 10		
Total Rs. ...	9,46,999 6 11	Total Rs. ...	84,41,780 0 0

W. C. SHEPHERD,
Chairman.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 29th September 1919.

APPENDIX I.

CAPITAL ACCOUNT.

(a) *Cost of management and establishment.*

Budget estimate for the year 1918-1919.	Particulars.	Actual expenditure for the year ending March 1919.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's salary and allowances—		
38,146	Salary	34,926 14 1	
5,431	Exchange compensation, pension contribution, etc. ...	5,484 1 1	
	Leave allowances	3,219 5 8	
1,147	Conveyance allowance	1,146 12 5	
44,724			44,727 1 3
16,800	Trustees' fees	.....	15,390 0 0
	Secretary's department—		
47,764	Establishment	44,449 11 9	
580	Clothing to peons	554 0 0	
50	Furniture	.....	
2,550	Sundries	2,348 15 6	
.....	Books	23 11 0	
1,150	Stationery	1,111 2 5	
6,000	Printing	5,703 12 0	
58,094			54,191 4 8
	INCIDENTAL EXPENSES.		
2,000	Law expenses (General)	1,877 5 0	
17,310	Contribution to provident fund	17,139 0 9	
11,526	Maintenance of administrative offices, central stores, payshed and office furniture	10,333 5 4	
21,500	Disposal of lands (brokerage, etc.)	22,270 14 1	
11,005	Commission to banks	10,952 14 6	
3,000	Contingencies (value of broken pipes written off, ground rent for storeyard, etc.)	3,340 13 10	
66,341			65,914 5 6
1,85,959	Total ...	.....	1,80,222 11 5
	COST OF ESTABLISHMENTS CHARGEABLE TO CAPITAL ACCOUNT.		
	Engineering department—		
87,300	Establishment	86,684 13 3	
200	Survey instruments	372 12 0	
200	Furniture	27 0 0	
360	Clothing to peons	311 4 0	
	Contingencies—		
2,000	Printing	1,721 14 0	
4,500	Stationery	4,339 2 10	
2,000	Sundries	1,607 9 0	
96,560			95,064 7 1
	Land Manager's department—		
1,07,333	Establishment	1,03,198 13 5	
100	Survey instruments	127 14 0	
300	Clothing to peons	258 12 0	
100	Furniture	60 0 0	
	Contingencies—		
645	Printing	497 12 0	
3,710	Stationery	3,539 2 6	
815	Sundries	675 12 10	
1,13,003			1,08,358 2 9
2,09,563	Carried over ...	.....	2,03,422 9 10
1,85,959		.....	1,80,222 11 5

Budget estimate for the year 1918-1919.	Particulars.	Actual expenditure for the year ending March 1919.	
Rs.		Rs. a. p.	Rs. a. p.
1,85,959			1,80,222 11 5
2,09,563	Brought forward ...	.....	2,08,422 9 10
	COST OF ESTABLISHMENT CHARGEABLE TO CAPITAL ACCOUNT—*continued.*		
	Special Collectors' department—		
4,200	Collectors' salary	4,200 0 0	
14,758	Establishment (including leave and pension contribution)	14,718 2 0	
170	Contingencies	185 12 3	
19,128			19,103 14 3
11,835	Expenses of Tribunal	.....	10,821 11 9
10,200	Engineer's temporary establishment	9,208 9 11	
19,863	Land Manager's acquisition establishment	18,013 11 7	
555	Do. contingencies	502 15 10	
30,618			27,720 5 4
2,71,144	Total ...	.....	2,61,068 9 2
4,57,103	(Total cost of management and establishment) ...	.....	4,41,291 4 7
	COST OF ESTABLISHMENT AS PER SECTION 77 OF THE ACT.		
7,900	Engineer's temporary establishment	5,820 10 5	
74,812	Land Manager's revenue establishment	74,421 6 6	
5,517	Do. contingencies	6,514 8 0	
88,229			86,756 8 11
5,45,332	Grand total ...	.....	5,28,047 13 6

W. C. SHEPHERD,
Chairman.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 29th September 1919.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 7th October 1919.

APPENDIX I—*continued.*

CAPITAL ACCOUNT—*continued.*

(b) Sale-proceeds of lands and buildings credited under section 64 of the Act.

Budget estimate for the year 1918-1919.	Particulars.	Actual receipt in 1918-1919.	Total to end of 1918-1919.
Rs.		Rs. a. p.	Rs. a. p.
	Schedule C.—		
	Flats	20,728 10 8	27,387 6 0
	Cooperage Plot	.....	624 0 0
33,950	Hornby Road	2,250 0 0	4,250 0 0
	Chowpati Estate	.....	4,427 9 8
	Dispensary Plot	.....	83,453 2 9
	Plot south of Old Town Barracks	.....	95,600 0 0
	Parel Estate	.....	9,05,658 3 5
	Schedule D.—		
	Agripada West	54,971 9 0	67,764 11 1
2,41,436	,, Central	.....	4,676 0 0
	,, East	.....	5,76,414 0 0
	Schedule E.—		
.....	Colaba Reclamation	3,270 0 0	3,270 0 0
.....	Scheme No. 1 (First Nágpáda)	.....	1,20,570 15 0
.....	,, 2 (Princess Street)	.....	5,60,950 10 8
20,597	,, 3 (Sandhurst Road)	20,597 0 0	7,23,802 14 7
29,700	,, 4 (Gámdévi)	.....	2,21,259 9 6
28,320	,, 5 (Dadar-Matunga)	11,637 0 0	6,45,825 14 2
.....	,, 6 (Sion-Matunga)	.....	29,297 5 4
2,200	,, 8 (Mándvi-Koliwáda)	2,200 0 0	2,24,570 10 3
.....	,, 27 (Mathew Road)	.....	1,85,122 1 10
78,272	,, 29 (Nowrojee Hill)	88,204 8 6	5,02,133 3 5
.....	,, 30 (Souter Street extension, westwards) ...	.....	1,32,000 0 0
36,974	,, 31 (Parel)	16,568 11 0	10,71,972 5 6
3,485	,, 32 (East Agripada)	1,36,461 0 0	7,39,138 6 9
.....	,, 33 (Bhatwadi)	.....	22,257 5 7
.....	,, 36 (Lamington Road)	.....	10,640 0 0
1,770	,, 37 (Sydenham Road)	3,613 4 0	65,914 12 10
.....	,, 41 (Undria Street)	.....	11,347 1 8
.....	,, 43 (Parel Central)	39,826 0 0	39,826 0 0
.....	Police Scheme No. 17 (Duncan Road)	.....	1,746 0 0
.....	,, ,, 18 (Shepherd Road)	.....	10 10 0
4,76,704	Total rupees ...	4,00,327 1 2	70,81,911 0 0

W. C. SHEPHERD,
Chairman.
K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 29th September 1919.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 7th October 1919.

APPENDIX II.

Loan and sinking fund statement.

Loan.						Sinking Fund.											
Description of loan (all for 60 years at 4 per cent.)	Date of issue of loan.	Amount raised.	Average rate of issue.	Nett receipts.	½ yearly interest payable.	Basis	Amount payable ½ yearly.	Total amount paid to date.	Interest accrued to date.	Total amount including interest.	Cost of investment.	Nominal value of investment in Municipal debentures.	Nominal value of investment in Port Trust debentures.	Nominal value of investment in Improvement Trust debentures.	Total cols. 13 to 15.	+ or — balances under sinking fund.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
			Rs. a. p.	Rs. a. p.	Rs.	Per cent.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.
Rupee coupon debenture loan.	1st Nov. 1899 ...	50 lákhs	96 0 0	48,00,000 0 0	1,00,000	4	(a)10,564 0 0	3,96,248 0 0	1,96,192 2 4	5,92,440 2 4	5,92,449 10 0	2,13,500	1,01,500	2,85,000	6,00,000	*−9 7 8*
Debenture loan ...	6th Sept. 1901 ...	30 „	95 4 0	28,57,605 10 0	60,000	„	6,280 0 0	2,13,520 0 0	89,180 2 6	3,02,700 2 6	3,02,614 2 7	.....	.....	3,05,000	3,05,000	+85 15 11
Do. ...	15th July 1902 ...	30 „	98 2 0·6	29,43,850 0 0	60,000	„	6,280 0 0	2,00,960 0 0	76,710 6 4	2,77,670 6 4	2,77,803 14 1	.....	.....	2,79,500	2,79,500	*−133 7 9*
Do. ...	20th Aug. 1903 ...	60 „	100 4 0	60,14,991 14 0	1,20,000	„	12,560 0 0	3,76,800 0 0	1,31,557 1 5	5,08,357 1 5	5,08,321 1 1	.....	.....	5,10,000	5,10,000	+36 0 4
Do. ...	7th Sept. 1904 ...	50 „	102 5 9·438	51,18,092 13 0	1,00,000	„	(b)10,493 0 0	2,92,539 0 0	93,272 7 4	3,85,811 7 4	3,85,637 12 10	.....	.....	3,87,000	3,87,000	+173 10 6
Do. ...	12th Sept. 1905 .	30 „	103 10 2·75	31,09,179 6 0	60,000	„	6,280 0 0	1,63,280 0 0	47,975 14 6	2,11,255 14 6	2,11,293 3 10	.....	.....	2,12,500	2,12,500	*−37 5 4*
Do. ...	2nd Oct. 1906 ...	20 „	100 15 9	20,19,687 8 0	40,000	3	(c)6,148 0 8	1,47,442 0 0	39,393 11 2	1,86,835 11 2	1,86,987 4 3	.....	.....	1,88,500	1,88,500	*−151 9 1*
Do. ...	24th Sept. 1907 .	15 „	98 4 1·671	14,73,880 8 11	30,000	„	4,609 9 10	1,01,411 8 4	24,384 13 3	1,25,796 5 7	1,25,607 12 10	.....	.....	1,26,500	1,26,500	+188 8 9
Do. ...	8th Sept. 1908 ...	30 „	96 4 6·914	28,88,580 5 0	60,000	„	9,219 5 8	1,84,387 1 4	39,389 4 5	2,23,776 5 9	2,23,717 15 8	.....	.....	2,25,000	2,25,000	+58 6 1
Sterling coupon debenture loan.	1st July 1909 ...	84,99,000*	95 12 0	81,37,792 8 0	1,69,980	„	25,654 4 0	4,87,430 12 0	96,388 14 9	5,83,819 10 9	5,83,814 7 0	.....	.....	5,86,500	5,86,500	+5 3 9
Do. ...	1st July 1910 ...	49,95,000†	99 0 0	49,45,050 0 0	99,900	„	15,077 8 4	2,56,317 13 8	43,977 6 8	3,00,295 4 4	3,00,374 7 4	.....	.....	3,01,500	3,01,500	*−79 3 0*
Debenture loan ...	28th Aug. 1912 ...	25 lákhs.	101 12 8	25,44,789 7 8	50,000	„	7,682 12 0	92,193 0 0	10,946 11 4	1,03,139 14 4	1,03,096 13 5	.....	.....	1,04,500	1,04,500	+43 0 11
Do. ...	26th Aug. 1913 ...	18 „	100 15 7·263	18,17,555 15 0	36,000	„	5,531 8 7	55,315 5 10	5,335 0 8	60,650 6 6	60,678 13 9	.....	.....	61,500	61,500	*−28 7 3*
Do ...	4th Aug. 1914 ...	50 „	97 0 8·1	48,50,810 6 3	1,00,000	„	15,365 6 0	1,22,925 0 0	9,085 2 8	1,32,008 2 8	1,31,999 8 4	.....	.....	1,33,500	1,33,500	+8 10 4
Do. ...	3rd Jan. 1916 ...	25 „	(d)98 13 7·2	25,00,000 0 0	(d)50,000	„	7,682 11 0	46,096 2 0	2,347 10 8	48,443 12 8	48,468 13 11	.....	.....	48,500	48,500	*−25 1 3*
Total ...	.....	5,67,94,000	98 9 5	5,60,21,856 5 10	11,35,880	...	1,49,428 2 1	31,36,863 11 2	9,06,137 1 0	40,43,000 12 2	40,42,865 12 11	2,13,500	1,01,500	37,55,000	40,70,000	+134 15 3

* (£566,600 @ 1*s.* 4*d.*) † (£333,000 @ 1*s.* 4*d.*) (*a*) Rs. 10,240-0-0 up to 14th May 1908. (*b*) Rs. 10,240-0-0 up to 14th January 1908. (*c*) Rs. 6,037-0-8 up to 31st December 1907.

(*d*) The loan was issued on special terms, the result of which is the same as if the Board had issued a 4 per cent. 60 year loan at Rs. 98-13-7·2 per cent.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 7th October 1919.

W. C. SHEPHERD,
Chairman.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 29th September 1919.

APPENDIX III.

CAPITAL ACCOUNT.

Statement of expenditure on works.

Works.	Expenditure on works. To end of March 1918.	Expenditure on works. During 1918-19.	Expenditure on works. Total to end of 1918-19.	Proportionate cost of management and establishment. To end of March 1918.	Proportionate cost of management and establishment. During 1918-19.	Proportionate cost of management and establishment. Total to end of 1918-19.	Grand total to end of 1918-19.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.							
Schedule C.—Lands.							
Flats	47 062 8 10	.....	47,062 8 10	8,104 4 5	3,165 0 0	11,269 4 5	58,331 13 3
Chaupati Estate	92,726 2 5	.....	92,726 2 5	90,911 7 4	.....	90,911 7 4	1,83,637 9 9
Fire Service on Cotton Green Plot	5,021 1 4	.....	5,021 1 4	2,999 10 0	.....	2,999 10 0	8,020 11 4
Hornby Road Plot. Scheme No. 22	1,04,677 13 0	.....	1,04,677 13 0	29,031 0 4	.....	29,031 0 4	1,33,708 13 4
Wellington Lines Plot, Scheme No. 20	30,649 14 7	.....	30,649 14 7	6,237 10 4	.....	6,237 10 4	36,887 8 11
Wellington Lines Central Garden	3,615 14 4	.....	3,615 14 4	968 13 0	.....	968 13 0	4,584 11 4
Marine Lines Plot	4,750 13 11	.....	4,750 13 11	5,398 10 11	.....	5,398 10 11	10,149 8 10
Wodehouse Road Plot, Scheme No. 21	22,364 8 0	.....	22,364 8 0	3,822 2 10	.....	3,822 2 10	26,186 10 10
Filling in wells and payments for sites	36 194 12 1	.....	36,194 12 1	4,855 9 1	.....	4,855 9 1	41,050 5 2
Special repairs on Kennedy Sea Face	59,048 13 11	.....	59,048 13 11	4,692 2 9	.....	4,692 2 9	63,741 0 8
Plot south of Crawford Market (Scheme No. 10)	7,638 3 4	.....	7,638 3 4	1,840 6 4	.....	1,840 6 4	9,478 9 8
Secretariat Plot	1,516 14 4	.....	1,516 14 4	369 10 9	.....	369 10 9	1,886 9 1
Plot south of Old Town Barracks	.....	.....	.....	2,655 0 0	.....	2,655 0 0	2,655 0 0
Dispensary Plot	.....	.....	.....	222 0 0	.....	222 0 0	222 0 0
Plot north of Municipal Offices	.....	.....	.....	884 0 0	.....	884 0 0	884 0 0
Parel Estate	.....	.....	.....	25,817 0 0	.....	25,817 0 0	25,817 0 0
Saluting battery Plot	.....	.....	.....	*Cr. 25 0 0*	.....	*Cr. 25 0 0*	*Cr. 25 0 0*
Cooperage Plot	.....	.....	.....	1 844 0 0	.....	1,844 0 0	1,844 0 0
	4,15,267 8 1	.....	4,15,267 8 1	1,90,628 8 1	3,165 0 0	1,93,793 8 1	6,09,061 0 2
Schedule D.—Lands.							
West Agripada and Connaught Road.							
Connaught Road Estate, Scheme No. 12—							
Road construction and filling in	23,336 1 5	.....	23,336 1 5	5,412 14 5	.....	5,412 14 5	28,748 15 10
Sundries	2,269 13 1	.....	2,269 13 1	488 0 0	.....	488 0 0	2,757 13 1

Agripada Estate, Scheme No. 11—								
Filling in site, etc.	2,89,929 15 2	101 10 0	2,90,031 9 2	1,07,019 1 8	6 0 0	1,07,025 1 8	3,97,056 10 10	
Road construction	1,82,949 9 3	832 9 8	1,83,782 2 11	35,861 3 5	51 0 0	35,912 3 5	2,19,694 6 4	
Paving foot-paths	16,142 3 1	.....	16,142 3 1	1,045 0 0	.....	1,045 0 0	17,187 3 1	
Sundries	1,820 14 0	.....	1,820 14 0	427 0 0	.....	427 0 0	2,247 14 0	
Drainage	1,23,733 2 3	.....	1,23,733 2 3	6,035 0 0	.....	6,035 0 0	1,29,768 2 3	
Recreation ground	1,421 15 7	2,760 0 8	4,182 0 3	104 0 0	178 0 0	282 0 0	4,464 0 3	
Land west of Railway	3,850 11 6	.....	3,850 11 6	320 0 0	.....	320 0 0	4,170 11 6	
Acquisition (disposal)	.....	.....	.....	28,366 3 1	16,837 0 0	45,203 3 1	45,203 3 1	
Central Agripada—	6,45,454 5 4	3,694 4 4	6,49,148 9 8	1,85,078 6 7	17,072 0 0	2,02,150 6 7	8,51,299 0 3	
Sankli Street, Scheme No. 9—								
Land—								
Acquisition of properties	17,000 0 0	.....	17,000 0 0	9,058 5 0	594 0 0	9,652 5 0	26,652 5 0	
Brokerage, law charges and sundries	271 6 3	.....	271 6 3	23 8 0	.....	23 8 0	294 14 3	
Roads, etc.—								
Roads	8,363 7 4	.....	8,363 7 4	1,643 14 7	.....	1,643 14 7	10,007 5 11	
	25,634 13 7	.....	25,634 13 7	10,725 11 7	594 0 0	11,319 11 7	36,954 9 2	
East Agripada—								
Acquisition	5,49,610 0 0	.....	5,49,610 0 0	9,049 0 0	.....	9,049 0 0	5,58,659 0 0	
Roads, etc.—								
Roads	27,810 1 1	1,521 6 11	29,331 8 0	2,075 0 0	95 0 0	2,170 0 0	31,501 8 0	
Filling in	57,046 11 3	496 2 11	57,542 14 2	6,437 0 0	32 0 0	6,469 0 0	64,011 14 2	
Other schedule D Lands—	6,34,466 12 4	2,017 9 10	6,36,484 6 2	17,561 0 0	127 0 0	17,688 0 0	6,54,172 6 2	
Lands at Matunga—								
Filling in	724 11 0	.....	724 11 0	1,425 2 9	.....	1,425 2 9	2,149 13 9	
Total schedule D—Lands ...	13,06,280 10 3	5,711 14 2	13,11,992 8 5	2,14,790 4 11	17,793 0 0	2,32,583 4 11	15,44,575 13 4	
Schedule F.—Lands	.....	.....	.....	8 0 0	.....	8 0 0	8 0 0	
SCHEMES.								
Scheme No. 1.—"First Nagpada."								
Land—								
Acquisition of properties	15,30,319 2 0	.....	15,30,319 2 0	3,17,461 4 2	.....	3,17,461 4 2	18,47,780 6 2	
Brokerage, law charges and sundries	41,982 0 0	.....	41,982 0 0	6,465 2 0	.....	6,465 2 0	48,447 2 0	
Roads, etc.—								
Roads	75,747 7 8	.....	75,747 7 8	11,359 0 0	.....	11,359 0 0	87,106 7 8	
Open spaces	429 4 1	.....	429 4 1	62 0 0	.....	62 0 0	491 4 1	
Chawls—								
Agripada (4 blocks)	1,71,777 6 5	.....	1,71,777 6 5	58,897 7 1	.....	58,897 7 1	2,30,674 13 6	
,, (12 blocks)	5,01,553 10 5	.....	5,01,553 10 5	79,472 13 10	.....	79,472 13 10	5,81,026 8 3	
Nagpada (2 blocks)	91,996 14 6	.....	91,996 14 6	16,878 4 6	.....	16,878 4 6	1,08,875 3 0	
Sheds for sweepers	1,048 11 5	.....	1,048 11 5	901 12 10	.....	901 12 10	1,950 8 3	
	24,14,854 8 6	.....	24,14,854 8 6	4,91,497 12 5	.....	4,91,497 12 5	29,06,352 4 11	
Carried over ...	41,36,402 10 10	5,711 14 2	41,42,114 9 0	8,96,924 9 5	20,958 0 0	9,17,882 9 5	50,59,997 2 5	

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1918-19.
	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	41,36,402 10 10	5,711 14 2	41,42,114 9 0	8,96,924 9 5	20,958 0 0	9,17,882 9 5	50,59,997 2 5
SCHEMES—*continued.*							
Scheme No. 2.—"Princess Street."							
Land—							
Acquisition of properties	66,23,952 14 10	.....	66,23,952 14 10	7,09,634 15 2	5,735 0 0	7,15,369 15 2	73,39,322 14 0
Brokerage, law charges and sundries	1,85,835 10 11	30 0 0	1,85,865 10 11	17,197 9 2	.....	17,197 9 2	2,03,063 4 1
Roads, etc.—							
Roads	1,84,241 2 1	1,330 11 11	1,85,571 14 0	38,875 12 4	83 0 0	38,958 12 4	2,24,530 10 4
Removal of debris	3,344 13 1	.....	3,344 13 1	827 0 0	.....	827 0 0	4,171 13 1
Chawls—							
Chandanwadi	4,78,141 0 5	9 0 11	4,78,150 1 4	96,181 5 9	.....	96,181 5 9	5,74,331 7 1
Princess Street	39,272 4 2	.....	39,272 4 2	7,574 0 0	.....	7,574 0 0	46,846 4 2
Temporary sheds at Kennedy Sea Face	51,579 7 5	.....	51,579 7 5	9,336 0 0	.....	9,336 0 0	60,915 7 5
Sheds for sweepers	169 9 9	.....	169 9 9	180 0 0	.....	180 0 0	349 9 9
	75,66,536 14 8	1,369 12 10	7[illegible],67,906 11 6	8,79,806 10 5	5,818 0 0	8,85,624 10 5	84,5[illegible],531 5 11
Scheme No. 3.—"Sandhurst Road."							
Land—							
Acquisition of properties	80,51,164 2 5	979 8 8	80,52,143 11 1	8,64,452 4 5	34,426 0 0	8,98,878 4 5	89 51,021 15 6
Brokerage, law charges and sundries	2,42,187 5 2	*Cr. 30 0 0*	2,42,157 5 2	24,619 10 1	.....	24,619 10 1	2,66,776 15 3
Roads, etc.—							
Roads	4,11,087 0 9	10,309 2 6	4,21,396 3 3	74,300 13 8	655 0 0	74,955 13 8	4 96,952 0 11
Filling in	5,704 6 8	.....	5 704 6 8	838 0 0	.....	838 0 0	6,542 6 8
Removal of debris	1,480 4 3	298 4 0	1,778 8 3	303 0 0	19 0 0	322 0 0	2,100 8 3
Play-ground	734 3 2	1,349 10 11	2,083 14 1	60 0 0	89 0 0	149 0 0	2,232 14 1
Chawls—							
Imamwada	6,36,878 7 4	.....	6,36,878 7 4	1,27,466 7 4	.....	1,27,466 7 4	7,64,344 14 8
Six additional blocks at Agripada	2,56,993 2 2	.....	2,56,993 2 2	62,955 6 2	.....	62 955 6 2	3,19,948 8 4
One block at Nagpada	92 391 7 10	.....	92 391 7 10	22,192 0 0	.....	22,192 0 0	1,14,583 7 10
Temporary sheds at Agripada	9,478 5 6	.....	9,478 5 6	564 1 2	.....	564 1 2	10 042 6 8
Semi-permanent huts at Chowpati	52,295 3 2	.....	52,295 3 2	12,017 10 3	.....	12,017 10 3	64,31[illegible] 13 5
Sheds for bhangis and sweepers	513 7 11	.....	513 7 11	61 0 0	.....	61 0 0	574 7 11
	97,60,907 8 4	12,936 10 1	97,73,814 2 5	11,89,830 5 1	35,189 0 0	12,25,019 5 1	1,09,98,833 7 6

Scheme No. 4 —"Gamdevi."								
Land—								
Acquisition of properties	12,11,323 4 2	1 0 0	12,11,324 4 2	1,60,256 6 11	.....	1,60,256 6 11	13,71,580 11 1
Brokerage, law charges and sundries	67,050 5 2	.....	67,050 5 2	7,381 3 0	.....	7,381 3 0	74,431 8 2
Roads, etc.—							
Roads	2,96,112 8 2	7,619 11 6	3,03,732 3 8	55,774 3 4	483 0 0	56,257 3 4	3,59,989 7 0
Filling in	2,22,726 13 4	.....	2,22,726 13 4	44,315 8 0	.....	44 315 8 0	2 67,042 5 4
Retaining walls	40,414 7 4	.....	40,414 7 4	8,376 0 0	.....	8,376 0 0	48,790 7 4
Slip in Gibbs Road	80,280 3 0	.....	80,280 3 0	15,200 0 0	.....	15,200 0 0	95,480 3 0
Stops for pedestrians on Hughes Road	107 15 0	.....	107 15 0	24 0 0	.....	24 0 0	131 15 0
	19,18,015 8 2	7,620 11 6	19,25,636 3 8	2,91,327 5 3	483 0 0	2,91,810 5 3	22,17,446 8 11
Scheme No. 5.—"Dádar-Matunga."							
Land—							
Acquisition of properties	22,95,491 12 3	27,760 8 0	23,23,252 4 3	2,60,560 3 11	70,189 0 0	3,31,049 3 11	26,54,301 8 2
Brokerage, law charges and sundries	65,410 4 6	4,932 6 2	70,342 10 8	5,125 5 1	.....	5,125 5 1	75,467 15 9
Roads, etc.—							
Roads and passages	2,58,874 14 5	2,79,790 15 8	5,38,665 14 1	21,150 0 0	17,785 0 0	38,935 0 0	5,77,600 14 1
Filling in	3,79,511 2 6	1,29,,815 12 6	5,09,326 15 0	47,863 15 7	8,250 0 0	56,113 15 7	5,65,440 14 7
Removal of debris	24 4 0	.....	24 4 0	.....	.....	.....	24 4 0
Parks and open spaces	10,737 7 6	.....	10,737 7 6	803 0 0	.....	803 0 0	11,540 7 6
Large sewers	5,150 0 0	2,248 9 2	7,398 9 2	382 0 0	140 0 0	522 0 0	7,920 9 2
Storm water drains	50,999 13 0	4,878 7 11	55,878 4 11	3,831 0 0	312 0 0	4,143 0 0	60,021 4 11
Cost of materials at site	11,518 1 8	*Cr. 657 9 0*	10,860 8 8	861 0 0	*Cr. 45 0 0*	816 0 0	11,676 8 8
Septic tanks	17,875 3 2	21,561 12 3	39,436 15 5	1,343 0 0	1,371 0 0	2,714 0 0	42,150 15 5
	30,95,592 15 0	4,70,330 14 8	35,65,923 13 8	3,41,919 8 7	98,302 0 0	4,40,221 8 7	40,06,145 6 3
Scheme No. 6.—"Sion-Matunga."							
Land—							
Acquisition of properties	18,57,327 14 7	20,057 0 0	18,77,384 14 7	1,65,648 10 8	1,865 0 0	1,37,513 10 8	20,44,898 9 3
Brokerage, law charges and sundries	60,927 13 1	204 10 0	61,132 7 1	6,022 0 1	.....	6,022 0 1	67,154 7 2
Roads, etc.—							
Roads	13,767 6 9	911 6 0	14,678 12 9	925 0 0	57 0 0	982 0 0	15,660 12 9
Filling in	1,15,941 14 1	2,974 5 6	1,18,916 3 7	14,400 0 0	191 0 0	14,591 0 0	1,33,507 3 7
Underbridge—							
Construction (at Mahim)	44,922 14 4	.....	44,922 14 4	105 0 0	.....	105 0 0	45,027 14 4
Chawls—							
Semi-permanent sheds at Matunga	3,271 3 3	.....	3,271 3 3	271 0 0	.....	271 0 0	3,542 3 3
Workmen's cottages	11,243 6 1	*Cr. 4 7 2*	11,238 14 11	839 0 0	.....	839 0 0	12,077 14 11
	21,07,402 8 2	24,142 14 4	21,31,545 6 6	1,88,210 10 9	2,113 0 0	1,90,323 10 9	23 21,869 1 3
Carried over ...	2,85,84,858 1 2	5,22,082 13 7	2,91,06,940 14 9	37,88,019 1 6	1,62,863 0 0	39,50,882 1 6	3,30,57,823 0 3

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1918-19.
	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	2,85,84,858 1 2	5,22,082 13 7	2,91,06,940 14 9	37,88,019 1 6	1,62,863 0 0	39,50,882 1 6	3,30,57,823 0 3
SCHEMES—*continued.*							
Scheme No. 7.—"Colaba Reclamation."							
Land—							
Acquisition of properties	13,000 0 0	.....	13,000 0 0	8,449 0 0	.....	8,449 0 0	21,449 0 0
Brokerage, law charges and sundries	14,214 9 6	.....	14,214 9 6	2,524 1 5	.....	2,524 1 5	16,738 10 11
Roads, etc.—							
Roads	1,15,147 7 1	.....	1,15,147 7 1	27,416 8 10	.....	27 416 8 10	1,42,563 15 11
Filling in	2,14,039 9 4	.....	2,14,039 9 4	30,244 15 4	.....	30,244 15 4	2,44,284 8 8
Protection works	43,745 3 5	.....	43,745 3 5	7,639 0 0	.....	7,639 0 0	51,384 3 5
	4,00,146 13 4	.....	4,00,146 13 4	76,273 9 7	.....	76,273 9 7	4,76,420 6 11
Scheme No. 8.—"Mandvi-Koliwada."							
Land—							
Acquisition of properties	19,80,379 13 3	1 0 0	19,80,380 13 3	1,94,628 8 11	4,896 0 0	1,99,524 8 11	21,79,905 6 2
Brokerage, law charges and sundries	44,276 5 11	*Cr. 5 0 0*	44,271 5 11	4,393 3 2	.....	4,393 3 2	48,664 9 1
Roads, etc.—							
Roads	59,062 5 10	320 0 2	59,382 6 0	12,539 4 1	19 0 0	12,558 4 1	71,940 10 1
Removal of debris	284 15 11	333 7 0	618 6 11	75 0 0	26 0 0	101 0 0	719 6 11
Chawls—							
Mándvi-Koliwáda	2,55,610 6 8	.....	2,55,610 6 8	52,263 15 6	.....	52,263 15 6	3,07,874 6 2
Paltan Road huts	37,310 5 7	.....	37,310 5 7	8,102 5 9	.....	8,102 5 9	45,412 11 4
Sheds for sweepers	4 9 6	.....	4 9 6	.....	.....	.....	4 9 6
	23,76,928 14 8	649 7 2	23,77,578 5 10	2,72,002 5 5	4,941 0 0	2,76,943 5 5	26,54,521 11 3

Scheme No. 13.—"Souter Street Extension Eastwards."							
Land—							
Acquisition of properties	20,785 14 3	.....	20,785 14 3	3,640 2 1	.....	3,640 2 1	24,426 0 4
Brokerage, law charges and sundries	7,823 13 5	.....	7,823 13 5	803 4 6	.....	803 4 6	8,627 1 11
Roads, etc.—							
Roads	8,820 13 0	.....	8,820 13 0	2,320 0 0	.....	2,320 0 0	11,140 13 0
Filling in	17,693 2 11	.....	17,693 2 11	3,687 2 5	.....	3,687 2 5	21,380 5 4
	55,123 11 7	.....	55,123 11 7	10,450 9 0	.....	10,450 9 0	65,574 4 7
Scheme No. 27.—"Mathew Road."							
Land—							
Acquisition of properties	11,31,248 10 10	30 0 0	11,31,278 10 10	1,40,996 5 2	65 0 0	1,41,061 5 2	12,72,340 0 0
Brokerage, law charges and sundries	33,835 6 3	.....	33,835 6 3	3,037 7 9	.....	3,037 7 9	36,872 14 0
Roads, etc.—							
Roads	61,855 0 1	683 9 10	62,538 9 11	14,036 7 8	32 0 0	14,068 7 8	76,607 1 7
Filling in	1,619 1 11	.....	1,619 1 11	290 0 0	.....	290 0 0	1,909 1 11
	12,28,558 3 1	713 9 10	12,29,271 12 11	1,58,360 4 7	97 0 0	1,58,457 4 7	13,87,729 1 6
Scheme No. 29.—"Nowrojee Hill."							
Land—							
Acquisition of properties	63,82,703 9 8	*Cr. 142 12 8*	63,82,560 13 0	4,98,622 15 7	24,337 0 0	5,22,959 15 7	69,05,520 12 7
Brokerage, law charges and sundries	1,09,253 13 2	*Cr. 10 0 0*	1,09,243 13 2	6,532 11 5	.....	6,532 11 5	1,15,776 8 7
Roads, etc.—							
Roads	85,934 11 5	4,836 1 3	90,770 12 8	13,475 0 0	305 0 0	13,780 0 0	1,04,550 12 8
Filling in	98,656 8 6	1,665 13 6	1,00,322 6 0	13,842 3 1	108 0 0	13,950 3 1	1,14,272 9 1
Removal of debris	16,422 10 6	1,123 0 0	17,545 10 6	3,512 0 0	70 0 0	3,582 0 0	21,127 10 6
Recreation ground	1,867 1 6	50 12 0	1,917 13 6	143 0 0	.....	143 0 0	2,060 13 6
Chawls—							
Nowrojee Hill Road	3,43,978 11 6	6,873 10 7	3,50,852 6 1	29,122 6 11	439 0 0	29,561 6 11	3,80,413 13 0
Semi-permanent sheds	8,077 15 1	44,191 13 3	52,269 12 4	608 0 0	2,811 0 0	3,419 0 0	55,688 12 4
	70,46,895 1 4	58,588 5 11	71,05,483 7 3	5,65,858 5 0	28,070 0 0	5,93,928 5 0	76,99,411 12 3
Scheme No. 30.—"Souter Street Extension Westwards."							
Land—							
Acquisition of properties	79,542 4 10	.....	79,542 4 10	5,402 0 0	.....	5,402 0 0	84,944 4 10
Brokerage, law charges and sundries	6,398 13 3	.....	6,398 13 3	521 14 6	.....	521 14 6	6,920 11 9
Roads, etc.—							
Roads	2,635 5 3	.....	2,635 5 3	1,468 0 0	.....	1,468 0 0	4,103 5 3
Filling in	26,626 7 10	953 1 8	27,579 9 6	5,790 0 0	64 0 0	5,854 0 0	33,433 9 6
	1,15,202 15 2	953 1 8	1,16,156 0 10	13,181 14 6	64 0 0	13,245 14 6	1,29,401 15 4
Carried over ...	3,98,07,713 12 4	5,82,987 6 2	4,03,90,701 2 6	48,84,146 1 7	1,96,035 0 0	50,80,181 1 7	4,54,70,882 4 1

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1918-19.
	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	3,98,07,713 12 4	5,82,987 6 2	4,03,90,701 2 6	48,84,146 1 7	1,96,035 0 0	50,80,181 1 7	4,54,70,882 4 1
SCHEMES—*continued.*							
Scheme No. 31.—"Parel."							
Land—							
Acquisition of properties	42,95,978 4 6	502 0 0	42,96,480 4 6	3,91,748 5 1	20,786 0 0	4,12,534 5 1	47,09,014 9 7
Brokerage, law charges and sundries	83,682 12 9	840 10 7	84,523 7 4	3,705 5 0	.....	3,705 5 0	88,228 12 4
Roads, etc.—							
Roads	2,81,245 12 1	1,14,279 10 7	3,95,525 6 8	25,664 10 4	7,264 0 0	32,928 10 4	4,28,454 1 0
Filling in	1,14,348 0 11	41,404 15 6	1,55,753 0 5	8,742 0 0	2,630 0 0	11,372 0 0	1,67,125 0 5
Removal of debris	38 0 0	.....	38 0 0	.....	.....	.....	38 0 0
Large size storm water drains	74,465 11 10	2,876 8 9	77,342 4 7	5,581 0 0	184 0 0	5,765 0 0	83,107 4 7
Chawls—							
Sopari Bag Road	3,13,319 6 8	.....	3,13,319 6 8	76,426 6 3	.....	76,426 6 3	3,89,745 12 11
Semi-permanent sheds	19,231 4 5	.....	19,231 4 5	1,621 0 0	.....	1,621 0 0	20,852 4 5
Sheds for sweepers and bhangis	505 13 1	.....	505 13 1	41 0 0	.....	41 0 0	546 13 1
	51,82,815 2 3	1,59,903 13 5	53,42,718 15 8	5,13,529 10 8	30,864 0 0	5,44,393 10 8	58,87,112 10 4
Scheme No. 32.—"East Agripada."							
Land—							
Acquisition of properties	25,57,588 0 8	1,30,843 0 0	26,88,431 0 8	2,33,470 0 6	23,009 0 0	2,56,479 0 6	29,44,910 1 2
Brokerage, law charges and sundries	41,576 5 1	181 0 0	41,757 5 1	141 14 10	.....	141 14 10	41,899 3 11
Roads, etc.—							
Roads	1,36,778 8 6	9,231 14 7	1,46,010 7 1	10,267 0 0	585 0 0	10,852 0 0	1,56,862 7 1
Filling in	56,165 10 6	2,215 15 11	58,381 10 5	4,227 0 0	140 0 0	4,367 0 0	62,748 10 5
Chawls—							
Semi-permanent sheds for weavers	19,101 9 2	*Cr. 536 0 0*	18,565 9 2	1,438 0 0	*Cr. 32 0 0*	1,406 0 0	19,971 9 2
Semi-permanent sheds	40,108 0 1	.....	40,108 0 1	3,030 0 0	.....	3,030 0 0	43,138 0 1
	28,51,318 2 0	1,41,935 14 6	29,93,254 0 6	2,52,573 15 4	23,702 0 0	2,76,275 15 4	32,69,529 15 10

Scheme No. 33.—"Bhatwadi."							
Land—							
Acquisition of properties	2,78,855 1 4	.....	2,78,855 1 4	27,050 0 0	.....	27,050 0 0	3,05,905 1 4
Brokerage, law charges and sundries	4,294 1 4	.....	4,294 1 4	318 0 7	.....	318 0 7	4,612 1 11
Roads	12,216 2 11	142 12 10	12,358 15 9	2,530 0 0	6 0 0	2,536 0 0	14,894 15 9
	2,95,365 5 7	142 12 10	2,95,508 2 5	29,898 0 7	6 0 0	29,904 0 7	3,25,412 3 0
Scheme No. 36.—"Lamington Road."							
Land—							
Acquisition of properties	2,21,481 8 0	.....	2,21,481 8 0	13,669 0 0	.....	13,669 0 0	2,35,150 8 0
Brokerage, law charges and sundries	6,009 7 7	.....	6,009 7 7	353 0 0	.....	353 0 0	6,362 7 7
Roads	36,423 11 11	174 7 10	36,598 3 9	9,659 0 0	13 0 0	9,672 0 0	46,270 3 9
	2,63,914 11 6	174 7 10	2,64,089 3 4	23,681 0 0	13 0 0	23,694 0 0	2,87,783 3 4
Scheme No. 37.—"Sydenham Road."							
Land—							
Acquisition of properties	99,76,685 6 8	2,41,107 6 6	1,02,17,742 13 2	6,25,543 7 9	16,053 0 0	6,41,596 7 9	1,08,59,339 4 11
Brokerage, law charges and sundries	84,676 10 8	3,878 7 8	88,555 2 4	71 0 0	.....	71 0 0	88,626 2 4
Roads, etc.—							
Roads	4,019 10 10	... ...	4,019 10 10	299 0 0	.....	299 0 0	4,318 10 10
	1,00,65,331 12 2	2,44,985 14 2	1,03,10,317 10 4	6,25,913 7 9	16,053 0 0	6,41,966 7 9	1,09,52,284 2 1
Scheme No. 41.—"Undria Street."							
Land—							
Acquisition of properties	4,62,156 0 0	.....	4,62,156 0 0	37,510 0 0	3,325 0 0	40,835 0 0	5,02,991 0 0
Brokerage, law charges and sundries	4,497 1 2	*Cr. 12 8 0*	4,484 14 2	...	.....	.....	4,484 14 2
Roads, etc.—							
Remodelling buildings	39,423 8 10	.....	39,423 8 10	2,953 0 0	.....	2,953 0 0	42,376 8 10
Service passages	5,461 3 11	1,102 0 6	6,563 4 5	412 0 0	70 0 0	482 0 0	7,045 4 5
	5,11,537 13 11	1,089 13 6	5,12,627 11 5	40,875 0 0	3,395 0 0	44,270 0 0	5,56,897 11 5
Scheme No. 43.—"Parel Road Central."							
Land—							
Acquisition of properties	7,95,015 0 0	3,03,338 0 0	10,98,383 0 0	47,721 12 0	20,764 0 0	68,485 12 0	11,66,868 12 0
Brokerage, law charges and sundries	5,787 4 7	3,041 1 6	8,828 6 1	.....	.....	.....	8,828 6 1
Roads, etc.—							
Roads	*Cr. 1,250 0 0*	.....	*Cr. 1,250 0 0*	.....	.....	.....	*Cr. 1,250 0 0*
	7,99,582 4 7	3,06,379 1 6	11,05,961 6 1	47,721 12 0	20,764 0 0	68,485 12 0	11,74,447 2 1
Carried over ...	5,97,77,579 0 4	14,37,599 3 11	6,12,15,178 4 3	64,18,338 15 11	2,90,832 0 0	67,09,170 15 11	6,79,24,349 4 2

Works.	Expenditure on works. To end of March 1918.	Expenditure on works. During 1918-19.	Expenditure on works. Total to end of 1918-19.	Proportionate cost of management and establishment. To end of March 1918.	Proportionate cost of management and establishment. During 1918-19.	Proportionate cost of management and establishment. Total to end of 1918-19.	Grand total to end of 1918-19.
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs a. p.
Brought forward ...	5,97,77,579 0 4	14,37,599 3 11	6,12,15,178 4 3	64,18,338 15 11	2,90,832 0 0	67,09,170 15 11	6,79,24,349 4 2
SCHEMES—*continued.*							
Scheme No. 47.—" Parel Road Northern."							
Land—							
Acquisition of properties	2,65,056 14 9	13,10,734 0 0	15,75,790 14 9	21,544 0 0	83,416 13 6	1,04,960 13 6	16,80,751 12 3
Brokerage, law charges and sundries	4,121 9 5	8,182 5 2	12,303 14 7	.....	.....	.....	12,303 14 7
	2,69,178 8 2	13,18,916 5 2	15,88,094 13 4	21,544 0 0	83,416 13 6	1,04,960 13 6	16,93 055 10 10
Scheme No. 49.—" Napean Sea Road Reclamation."							
Land—							
Acquisition of properties	.....	.....	.....	639 0 0	.....	639 0 0	639 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
Roads, etc.—							
Filling in	1,790 8 0	.....	1,790 8 0	135 0 0	.....	135 0 0	1,925 8 0
	2,006 2 0	.....	2,006 2 0	774 0 0	.....	774 0 0	2,780 2 0
Scheme No. 50—" Mazagaon Street Scheme."							
Land—							
Brokerage, law charges and sundries	.....	217 14 0	217 14 0	.....	.....	.....	217 14 0
Scheme No. 53—" Foras Road Street Scheme."							
Land—							
Brokerage, law charges and sundries	.....	192 14 0	192 14 0	.....	.....	.....	192 14 0
Scheme No. 54—" Kolbhatwadi Improvement Scheme."							
Land—							
Brokerage, law charges and sundries	.....	220 10 0	220 10 0	.....	.....	.....	220 10 0
Sewri Road	.....	.....	.....	500 0 0	.....	500 0 0	500 0 0
Chaupati Reclamation	1,500 0 0	.....	1,500 0 0	383 0 0	.....	383 0 0	1,883 0 0
POLICE ACCOMMODATION SCHEMES.							
First Nagpada Estate—Scheme No. 14—							
Construction	69,201 1 7	.....	69,201 1 7	10,209 0 5	.....	10,209 0 5	79,410 2 0
Sundries	4,228 10 0	.....	4,228 10 0	811 0 0	.....	811 0 0	5,039 10 0
	73,429 11 7	.....	73,429 11 7	11,020 0 5	.....	11,020 0 5	84,449 12 0
Wodehouse Road Estate—Scheme No. 16—							
Land—							
Acquisition of properties	76,302 0 0	.....	76,302 0 0	4,706 0 11	.....	4,706 0 11	81,008 0 11
Works—							
Construction	2,02,131 8 1	.....	2,02,131 8 1	33 558 6 10	.....	33,558 6 10	2,35,689 14 11
Sundries	5,145 15 3	.....	5 145 15 3	823 0 0	.....	823 0 0	5,968 15 3
	2,83,579 7 4	.....	2,83,579 7 4	39,087 7 9	.....	39,087 7 9	3,22,666 15 1

Duncan Road—Scheme No. 17—							
Land—							
Acquisition of properties	39,281 12 4	.....	39,281 12 4	5,609 12 4	.....	5,609 12 4	44,891 8 8
Works—							
Construction	10,986 13 11	.....	10,986 13 11	1,715 7 7	.....	1,715 7 7	12,702 5 6
Sundries	1,129 12 11	.....	1,129 12 11	256 15 5	.....	256 15 5	1,386 12 4
	51,398 7 2	.....	51,398 7 2	7,582 3 4	.....	7,582 3 4	58,980 10 6
Shepkerd Road—Scheme No. 18—							
Land—							
Acquisition of properties	15,173 4 3	.....	15,173 4 3	851 5 3	.....	851 5 3	16,024 9 6
Works—							
Construction	14,866 14 4	.....	14,866 14 4	3,087 15 6	.....	3,087 15 6	17,954 13 10
Sundries	1,913 2 4	.....	1,913 2 4	331 0 0	.....	331 0 0	2,244 2 4
	31,953 4 11	.....	31,953 4 11	4,270 4 9	.....	4,270 4 9	36,223 9 8
Agripada Estate—Scheme No. 19—							
Land—							
Acquisition of properties	44,876 0 0	.....	44,876 0 0	3,424 0 0	.....	3,424 0 0	48,300 0 0
Works—							
Construction	1,00,831 13 3	.....	1,00,831 13 3	18,484 6 5	.....	18,484 6 5	1,19,316 3 8
Sundries	9,311 7 0	.....	9,311 7 0	2,192 0 0	.....	2,192 0 0	11,503 7 0
	1,55,019 4 3	.....	1,55,019 4 3	24,100 6 5	.....	24,100 6 5	1,79,119 10 8
Cannaught Road Estate—Scheme No. 23—							
Land—							
Acquisition of properties	13,409 0 0	.....	13,409 0 0	1,027 0 0	.....	1,027 0 0	14,436 0 0
Works—							
Construction	54,917 13 8	.....	54,917 13 8	9,410 6 4	.....	9,410 6 4	64,328 4 0
Sundries	621 15 4	.....	621 15 4	109 6 7	.....	109 6 7	731 5 11
	68,948 13 0	.....	68,948 13 0	10,546 12 11	.....	10,546 12 11	79,495 9 11
Princess Street Estate—Scheme No. 24—							
Land—							
Acquisition of properties	1,51,413 0 0	.....	1,51,413 0 0	.....	.....	.....	1,51,413 0 0
Works—							
Construction	92,747 5 11	.....	92,747 5 11	19,429 1 3	.....	19,429 1 3	1,12,176 7 2
Sundries	2,009 2 6	.....	2,009 2 6	354 13 2	.....	354 13 2	2,363 15 8
	2,46,169 8 5	.....	2,46,169 8 5	19,783 14 5	.....	19,783 14 5	2,65,953 6 10
Gamdevi Estate—Scheme No. 25—							
Land—							
Acquisition of properties	44,850 0 0	.....	44,850 0 0	2,014 0 0	.....	2,014 0 0	46,864 0 0
Sundries	591 3 8	.....	591 3 8	32 13 5	.....	32 13 5	624 1 1
Works—							
Construction	76,161 9 0	.....	76,161 9 0	5,757 0 0	.....	5,757 0 0	81,918 9 0
	1,21,602 12 8	...	1,21,602 12 8	7,803 13 5	.....	7,803 13 5	1,29,406 10 1
Carried over ...	6,10,82,364 15 10	27,57,146 15 1	6,38,39,511 14 11	65,65 734 15 4	3,74,248 13 6	69,39,983 12 10	7,07,79,495 11 9

Works.	Expenditure on works.			Proportionate cost of management and establishment.			Grand total to end of 1918-19.
	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	To end of March 1918.	During 1918-19.	Total to end of 1918-19.	
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...	6,10,82,364 15 10	27,57,146 15 1	6,38,39,511 14 11	65,65,734 15 4	3,74,248 13 6	69,39,983 12 10	7,07,79,495 11 9
Lamington Road—Scheme No. 34—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	482 10 0	.....	482 10 0	51 0 0	.....	51 0 0	533 10 0
Works—							
Construction	2,28,689 10 8	79,038 8 5	3,07,728 3 1	17,151 0 0	5,025 0 0	22,176 0 0	3,29,904 3 1
	2,29,173 4 8	79,038 8 5	3,03,211 13 1	17,202 0 0	5,025 0 0	22,227 0 0	3,30,438 13 1
Sandhurst Road West—Scheme No. 35—							
Land—							
Brokerage, law charges and sundries	208 1 8	.....	208 1 8	43 8 2	.....	43 8 2	251 9 10
Sandhurst Road East—Scheme No. 39—							
Land—							
Acquisition of properties	.....	.....	.....	8,868 0 0	.....	8,868 0 0	8,868 0 0
Brokerage, law charges and sundries	215 10 0	.....	215 10 0	.....	.....	.....	215 10 0
	215 10 0	.....	215 10 0	8,868 0 0	.....	8,868 0 0	9,083 10 0
Byculla—Scheme No. 40—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	316 6 0	.....	316 6 0	.....	.....	.....	316 6 0
	317 6 0	.....	317 6 0	.....	.....	.....	317 6 0
Maharbaudi—Scheme No. 44—							
Land—							
Acquisition of properties	1 0 0	.....	1 0 0	.....	.....	.....	1 0 0
Brokerage, law charges and sundries	200 0 0	.....	200 0 0	.....	.....	.....	200 0 0
Works—							
Construction	.....	242 1 0	242 1 0	.....	13 0 0	13 0 0	255 1 0
	201 0 0	242 1 0	443 1 0	.....	13 0 0	13 0 0	456 1 0
Paltan Road—Scheme No. 45—							
Land—							
Brokerage, law charges and sundries	169 14 0	.....	169 14 0	.....	.....	.....	169 14 0
Works—							
Construction	1,81,264 10 8	.....	1,81,264 10 8	13,596 0 0	.....	13,596 0 0	1,94,860 10 8
	1,81,434 8 8	.....	1,81,434 8 8	13,596 0 0	.....	13,596 0 0	1,95,030 8 8

MILL COMPANY'S CHAWL SCHEMES.							
Scheme No. 42—Spring Mills—							
Land—							
Acquisition of properties	76,076 0 0	.....	76,076 0 0	5,703 0 0	.....	5,703 0 0	81,779 0 0
Brokerage, law charges and sundries	685 12 0	.....	685 12 0	.....	.....	.....	685 12 0
Works—							
Construction	3,65,306 10 5	43,430 6 9	4,08,737 1 2	27,391 0 0	2,760 0 0	30,151 0 0	4,38,888 1 2
Filling in	*Cr. 2,952 7 10*	.....	*Cr. 2,952 7 10*	*Cr. 225 0 0*	.....	*Cr. 225 0 0*	*Cr. 3,177 7 10*
	4,39,115 14 7	43,430 6 9	4,82,546 5 4	32,869 0 0	2,760 0 0	35,629 0 0	5,18,175 5 4
Scheme No. 51—Century Mills—							
Land—							
Brokerage, law charges and sundries	.....	239 12 0	239 12 0	.....	.....	.....	239 12 0
Kohinoor Mills	.....	.....	.....	1,500 0 0	.....	1,500 0 0	1,500 0 0
SURVEYS OF THE ISLAND OF BOMBAY.							
Survey of the north of the Island of Bombay	88,075 4 0	*Cr. 27 8 0*	88,047 12 0	18,409 5 11	.....	18,409 5 11	1,06,457 1 11
ADMINISTRATIVE OFFICES, ETC.							
Construction	3,04,879 11 1	.....	3,04,879 11 1	12,218 0 0	.....	12,218 0 0	3,17,097 11 1
Additional storey	3,574 0 0	.....	3,574 0 0	891 0 0	.....	891 0 0	4,465 0 0
	3,08,453 11 1	.....	3,08,453 11 1	13,109 0 0	.....	13,109 0 0	3,21,562 11 1
Store-yard at Agripada—							
Construction	4,258 13 8	.....	4,258 13 8	777 7 10	.....	777 7 10	5,036 5 6
Central stores at the back of Frere Fletcher School—							
Construction	12,896 6 2	.....	12,896 6 2	2,759 15 6	.....	2,759 15 6	15,656 5 8
Grand total ...	6,23,46,715 0 4	28,80,070 3 3	6,52,26,785 3 7	66,74,869 4 9	3,82,046 13 6	70,56,916 2 3	7,22,83,701 5 10

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts, } *Auditor*
Bombay, 7th October 1919.

W. C. SHEPHERD,
Chairman.
K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.
Secretary's Office, Bombay, 29th September 1919.

APPENDIX IV.

GENERAL ACCOUNT.

Revenue.

Budget estimate for the year 1918-19.	Statement of receipts.		Actual receipts for the year ending March 1919.	
Rs.			Rs. a. p.	Rs. a. p.
	RENTS AND OTHER PROCEEDS OF PROPERTIES.			
	1.—*Schedule C.*			
29,879	The Flats		29,847 14 1	
10	,, Kennedy Sea Face		10 0 0	
22	,, Cooperage Plot		26 8 0	
36,067	,, Marine Lines Estate		35,967 12 6	
30,710	,, Wellington Lines Plot		30,709 14 8	
33,506	,, Wodehouse Road Plot		33,506 2 5	
70,413	,, Hornby Road Plot		70,895 9 3	
12,871	,, Plots uth of Crawford Market		12,870 9 0	
8,233	,, Plot north of Municipal Offices		8,232 15 0	
42,553	,, Chowpatty Estate (west)		42,154 14 8	
	,, Chowpatti Estate (east)		3,689 0 0	
4,500	,, Parel Estate		4,860 3 11	
2,68,794				2,72,771 7 6
	2.—*Schedule D.*			
4,079	The Connaught Road Estate		3,917 4 2	
97,847	,, Agripada Estate (west)		62,833 12 0	
	,, do. (central)		968 0 0	
	,, do. (east)		30,836 0 0	
350	,, Lands at Matunga		338 0 0	
1,02,276				98,893 0 2
	3.—*Schedule E.*			
1,05,030	Colaba Reclamation (Scheme 7)		.....	1,03,234 11 8
	4.—*Schedule F.*			
204	Lands leased by Government		.....	204 4 4
	5.—*Other Lands and Buildings vesting in the Board.*			
	Schemes.			
35,234	Scheme No. 1 (First Nagpada)		34,903 9 1	
3,90,595	,, 2 (Princess Street)		3,90,247 11 7	
3,61,322	,, 3 (Sandhurst Road)		3,67,085 0 0	
89,169	,, 4 (Gamdevi)		88,599 4 1	
48,896	,, 5 (Dadar-Matunga)		54,118 8 2	
28,000	,, 6 (Sion-Matunga)		30,233 10 6	
56,178	,, 8 (Mandvi-Koliwada)		57,212 7 11	
1,510	,, 18 (Souter Street extension, eastwards) ...		1,511 6 8	
45,056	,, 27 (Mathew Road)		45,056 10 0	
2,83,779	,, 29 (Nowrojee Hill)		3,10,585 9 7	
150	,, 30 (Souter Street extension, westwards) ...		174 10 11	
1,07,096	,, 31 (Parel)		1,06,889 5 6	
1,15,423	,, 32 (East Agripada)		1,16,985 15 1	
3,916	,, 33 (Bhatwadi)		4,227 9 9	
662	,, 36 (Lamington Road)		654 1 1	
6,75,000	,, 37 (Sydenham Road)...		6,81,182 2 4	
19,065	,, 41 (Undria Street)		19,371 0 0	
67,000	,, 43 (Parel central)		69,111 9 0	
60,000	,, 47 Parel northern)		66,270 3 1	
636	,, 49 (Napean Sea Road Reclamation) ...		636 0 0	
23,88,687				24,45,056 6 4
	Chawls.			
	(*a*) Permanent.	Rs. a. p.		
13,500	Scheme No. 1, Agripada, 4 blocks ...	13,953 3 9		
40,000	,, 1, ,, 12 ,, ...	40,131 0 0		
6,900	,, 1, Nagpada, 2 ,, ...	6,914 6 10		
40,500	,, 2, Chandanwadi ...	41,460 10 0		
3,800	,, 2, Princess Street ...	3,855 9 0		
43,500	,, 3, Imamwada ...	43,594 12 0		
19,000	,, 3, Additional chawls at Agripada (6 blocks) .	19,247 12 0	.....	
1,67,200	Total carried over ...	1,69,157 5 7	.....	29,20,159 14 0
28,64,991				

Budget estimate for the year 1918-1919.	Statement of receipts.		Actual receipts for the year ending March 1919.	
Rs.		Rs. a. p.	Rs. a. p.	Rs. a. p.
28,64,991	Brought forward ...		.....	29,20,159 14 0
	RENTS AND OTHER PROCEEDS OF PROPERTIES—*continued.*			
	Chawls—continued.			
	(*a*) Permanent—*continued.*			
1,67,200	Brought forward ...	1,69,157 5 7		
6,900	Scheme No. 3, Chawls at Nagpada (1 block) ...	6,900 5 0		
600	,, 6, Workmen's cottages ...	626 8 0		
38,000	,, 8, Mandvi-Koliwada ...	38,492 15 9		
42,000	,, 29, Nowrojee Hill ...	43,432 0 0		
18,600	,, 31, Soparibag ...	18,726 8 0		
2,73,300			2,77,335 10 4	
	(*b*) Semi-permanent.			
360	Scheme No. 1, Nagpada and Agripada ...	360 0 0		
150	,, 2, Chandanwadi ...	140 0 0		
150	,, 3, Imamwada ...	152 0 0		
8,100	,, 3, Chowpati ...	8,252 10 0		
400	,, 6, Sion-Matunga ...	447 8 0		
7,500	,, 8, Paltan Road ...	7,698 8 0		
1,850	,, 29, Nowrojee Hill ...	2,689 5 0		
5,650	,, 31, Soparibag ...	5,114 0 0		
10,000	,, 32, East Agripada ...	10,064 4 7	34,918 8 7	
84,160				3,12,253 13 11
3,07,460				
	Mill Company's chawls.			
15,130	Scheme No. 42 (Spring Mills)		.....	15,130 0 0
	Police Schemes.			
8,094	Scheme No. 14 (Nagpada)		8,094 0 0	
15,747	,, 16 (Wodehouse Road)...		15,747 0 0	
2,910	,, 17 (Duncan Road)		2,910 0 0	
1,781	,, 18 (Shepherd Road)		1,781 0 0	
9,414	,, 19 (Agripada)		9,414 0 0	
4,219	,, 23 (Connaught Road)		4,219 0 0	
13,145	,, 24 (Princess Street)		13,145 0 0	
6,678	,, 25 (Gamdevi)		6,678 0 0	
338	,, 35 (Sandhurst Road West)		735 7 2	
80	,, 40 (Byculla)		80 0 0	
1,829	,, 55 (Chinch bunder)		4,697 4 8	67,500 11 10
64,235	Total revenue from estates ...		.....	33,15,044 7 9
32,51,816				
	6.—*Receipts from Municipality, etc.*			
	Refund of Municipal Taxes—			
	Schedule C, Parel Estate ...	197 15 7		
	,, Chowpati, west estate ...	436 1 3		
	,, Other schedule C lands ...	125 4 10	759 5 8	
	Schedule D, West Agripada ...	423 8 5		
	Other schedule D lands ...	48 13 2	472 5 7	
	Schemes.			
	Scheme 1 (First Nagpada) ...	128 8 2		
	,, 2 (Princess Street) ...	1,581 8 4		
	,, 3 (Sandhurst Road) ...	1,076 13 5		
	,, 4 (Gamdevi) ...	356 12 0		
	,, 5 (Dadar-Matunga) ...	617 9 11		
	,, 6 (Sion-Matunga) ...	342 8 4		
	,, 8 (Mandvi-Koliwada) ...	41 6 10		
	,, 13 (Souter Street Extension, Eastwards) ...	44 14 2		
	,, 27 (Mathew Road) ...	432 3 2		
	,, 29 (Nowrojee Hill) ...	3,623 11 6		
	,, 30 (Souther Street Extension, Westwards) ...	27 11 5		
32,51,816	Carried over	8,273 11 3	1,231 11 3	33,15,044 7 9

Budget estimate for the year 1918-1919.	Statement of receipts.		Actual receipts for the year ending March 1919.	
Rs.			Rs. a p.	Rs. a. p.
32,51,816	Brought forward ...		1,231 11 8	33,15,044 7 9
	Receipts from Municipality, etc.—continued.			
	Schemes—continued.			
	Refund of Municipal taxes—			
	Brought forward ...	8,273 11 3		
	Scheme 31 (Parel) ...	2,232 6 4		
	,, 32 (East Agripada) ...	3,269 3 3		
	,, 33 (Bhatwadi) ...	0 4 10		
	,, 36 (Lamington Road) ...	3 12 3		
	,, 37 (Sydenham Road) ...	1,534 3 7		
	,, 47 (Parel, Northern) ...	1 8 3	15,315 1 9	
	Police Schemes.			
	Scheme 14 (Nagpada) ...	778 12 0		
	,, 16 (Wodehouse Road) ...	1,990 12 4		
23,847	,, 17 (Duncan Road) ...	157 5 7		
	,, 18 (Shepherd Road) ...	106 1 1		
	,, 19 (Agripada) ...	728 1 9		
	,, 23 (Connaught Road) ...	357 3 10		
	,, 24 (Princess Street) ...	675 12 7		
	,, 25 (Gamdevi) ..	330 0 0		
	,, 34 (Lamington Road) ...	1,080 3 10		
	,, 45 (Palton Road) ...	939 2 6	7,143 7 6	
	Chawls.			
	Scheme 8 (Palton Road huts) ...	.....	50 4 2	
	Mill Company's chawls.			
	Scheme 42 (Spring Mills) ...	.....	1,807 5 7	25,547 14 3
32,75,663	Total land revenue ...			33,40,592 6 0
11,52,687	Contribution from Municipal funds under section 72 of Act.		.....	11,52,687 2 5
	7.—*Miscellaneous.*			
2,07,800	Interest on investments	.....	2,02,997 4 0	
4,436	Unclaimed wages account (revenue) ...	.....	6,795 2 11	
5,499	Receipts from hire of steam rollers ...	.....	6,255 8 0	2,16,047 14 11
2,17,735	Total ...		.....	
46,46,085	Grand total ...		.....	47,09,327 7 4

W. C. SHEPHERD,
Chairman.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 29th September 1919.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 7th October 1919.

APPENDIX V.

GENERAL ACCOUNT.

Expenditure.

Budget estimate for the year 1918-19.	Statement of charges.	Actual expenditure for the year ending March 1919.	
Rs.	MAINTENANCE OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—Schedule C.		
6,050	The Flats	3,794 6 7	
524	,, Cooperage Plot	448 5 11	
954	,, Marine Lines Estate	737 10 10	
1,600	,, Wellington Lines Plot	1,580 14 10	
75	,, Chaupati Estate West	8 7 2	
455	,, Parel Estate	283 10 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	6,959 0 0	
9,658			13,812 7 4
	2—Schedule D.		
386	The Agripada Estate west	362 12 6	
10	,, Other Schedule D lands	0 13 0	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,093 0 0	
396			2,456 9 6
	3—Schedule E.		
1,550	Colaba Reclamation (Scheme No. 7)	1,534 6 11	
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	2,180 0 0	
1,550			3,714 6 11
	4—Schedule F.		
.....*	*Proportionate cost of management and establishment under sections 75 and 77 of Act.*	.....	4 0 0
	5.—Other lands and buildings vesting in the Board.		
	(a) Schemes.		
315	Scheme No. 1 (First Nagpada)	249 0 5	
200	,, ,, 2 (Princess Street)	241 4 9	
3,830	,, ,, 3 (Sandhurst Road)	3,864 6 1	
570	,, ,, 4 (Gamdevi Estate)	548 1 1	
2,490	,, ,, 5 (Dadar-Matunga)	2,428 2 11	
3,887	,, ,, 6 (Sion-Matunga)	3,675 12 9	
200	,, ,, 8 (Mandvi-Koliwada)	184 4 2	
.....	,, ,, 18 (Souter Street extension, eastwards) ...	0 2 0	
125	,, ,, 27 (Mathew Road)	157 2 6	
12,112	,, ,, 29 (Nowrojee Hill)	11,904 6 10	
11,588	,, ,, 31 (Parel)	10,974 10 7	
11,625	,, ,, 32 (East Agripada)	11,085 8 11	
100	,, ,, 33 (Bhatwadi)	92 10 6	
35,640	,, ,, 37 (Sydenham Road)	34,605 5 7	
3,078	,, ,, 41 (Undria Street)	2,844 2 1	
3,430	,, ,, 43 (Parel Central)	3,311 15 10	
5,665	,, ,, 47 (Parel Northern)	5,598 15 5	
.....	Police Scheme No. 40 (Byculla)	2 8 0	
94,855	Carried over total (a) ...	91,768 8 5	
11,604	Carried over ...	.....	19,987 7 9

* *Vide* footnote overleaf.

Budget estimate for the year 1918-1919.	Statement of charges.		Actual expenditure for the year ending March 1919.	
Rs.			Rs. a. p.	Rs. a. p.
11,604				
94,855	Brought over ...		91,768 8 5	19,987 7 9
	MAINTENANCE OF PROPERTIES—*continued.*			
	5—Other lands and buildings vesting in the Board—contd.			
	(b) Chawls, permanent.			
		Rs. a. p.		
6,862	Scheme No. 1 (Agripada, 4 blocks) ...	6,786 5 2		
12,093	,, ,, 1 (,, 12 blocks) ...	11,384 3 8		
1,690	,, ,, 1 (Nagpada, 2 blocks) ...	1,684 14 2		
5,065	,, ,, 2 (Chandanwadi) ...	4,815 3 10		
971	,, ,, 2 (Princess Street) ...	939 11 5		
6,175	,, ,, 3 (Imamwada) ...	6,105 3 10		
5,473	,, ,, 3 (Agripada, 6 blocks) ...	4,913 1 8		
1,610	,, ,, 3 (Nagpada, 1 block) ...	1,618 10 0		
100	,, ,, 6 (Workmen' cottages) ...	95 0 0		
2,741	,, ,, 8 (Mandvi-Koliwada) ...	2,687 8 3		
4,420	,, ,, 29 (Nowrojee Hill) ...	4,510 2 6		
2,870	,, ,, 31 (Soparibag Road) ...	2,875 11 2		
50,070		Total (*b*) ...	48,365 11 8	
	(c) Chawls, semi-permanent.			
5,232	Scheme No. 3 (Chowpati) ...	5,026 14 1		
25	,, ,, 6 (Sion-Matunga) ...	20 0 0		
3,376	,, ,, 8 (Palton Road) ...	3,351 9 1		
100	,, ,, 29 (Nowrojee Hill) ...	97 10 9		
622	,, ,, 31 (Parel) ...	500 12 5		
3,075	,, ,, 32 (East Agripada) ...	2,729 0 6		
12,430	Total (*c*) ...		11,725 14 10	
1,57,855	Total (*a*), (*b*) and (*c*) ...		1,51,860 2 11	
*1,70,350	*Proportionate cost of management and establishment relating to (a), (b) and (c).*		1,34,765 0 0	
3,39,309				2,86,625 2 11
	6—Maintenance of streets.			
400	Schedule C (Wodehouse Road) ...	...	366 6 8	
1,100	,, D (West Agripada Estate) ...	...	988 11 11	
3,000	,, ,, (East Agripada) ...	...	2,819 11 3	
2,030	Scheme No. 2 (Princess Street) ...	...	2,010 6 8	
5,793	,, ,, 3 (Sandhurst Road) ...	...	5,753 1 0	
3,700	,, ,, 4 (Gamdevi)	...	3,815 2 11	
12,970	,, ,, 5 (Dadar-Matunga) ...	...	12,750 14 3	
2,241	,, ,, 6 (Sion-Matunga) ...	...	2,149 13 0	
1,200	,, ,, 8 (Mandvi-Koliwada) ...	...	1,143 8 11	
370	,, ,, 27 (Mathew Road) ...	...	290 8 4	
500	,, ,, 29 (Nowrojee Hill) ...	...	449 4 11	
16,182	,, ,, 31 (Parel)	...	16,072 14 5	
6,800	,, ,, 32 (East Agripada) ...	...	6,247 3 8	
172	,, ,, 33 (Bhatwadi)	...	165 12 0	
420	,, ,, 36 (Lamington Road) ...	...	359 1 6	
1,200	,, ,, 37 (Sydenham Road) ...	...	1,191 11 2	
58,078				56,574 4 7
3,97,387	Total expenditure on estates ...			3,63,186 15 3
	7—Municipal rates and taxes.			
		Rs. a. p.		
	Schedule C—Parel Estate	626 6 7		
	Chowpati west	331 8 9		
	,, east	0 7 11		
	Other Schedule C lands ...	2,107 13 5	3,066 4 8	
	,, D—West Agripada ...	671 11 5		
	Central ,, ...	90 5 4		
	Other Schedule D lands ...	87 15 10	850 0 7	
	,, E—(Colaba Reclamation) ...	.....	2 9 10	
3,97,387	Carried over ...		3,918 15 1	3,63,186 15 3

* Distributable over items Nos. 1 to 5 shown in italics.

Budget estimate for the year 1918-19.	Statement of charges.		Actual expenditure for the year ending March 1919.	
Rs.			Rs. a. p.	Rs. a. p.
	Brought forward ...		3,918 15 1	8,63,186 15 3
3,97,387				
	MAINTENANCE OF PROPERTIES—*continued.*			
	Municipal rates and taxes—continued.			
	Schemes.	Rs. a. p.		
	Scheme No. 1 (First Nagpada) ...	138 10 2		
	,, 2 (Princess Street) ...	2,945 10 1		
	,, 3 (Sandhurst Road) ...	6,481 13 6		
	,, 4 (Gamdevi) ...	417 9 5		
	,, 5 (Dadar-Matunga) ...	2,667 0 3		
	,, 6 (Sion-Matunga) ...	3,371 1 6		
	,, 8 (Mandvi-Koliwada) ...	33 9 2		
	,, 13 (Souter Street extension, eastwards) ...	27 14 4		
	,, 27 (Mathew Road) ...	160 7 6		
	,, 29 (Nowrojee Hill) ...	27,884 6 2		
	,, 30 (Souter Street extension, westwards) ...	30 15 6		
	,, 31 (Parel) ...	10,839 3 11		
	,, 32 (East Agripada) ...	14,656 10 5		
	,, 33 (Bhatwadi) ...	3 7 3		
	,, 36 (Lamington Road) ...	3 7 3		
	,, 37 (Sydenham Road) ...	85,190 0 7		
	,, 41 (Undria Street) ...	2,544 12 2		
	,, 43 (Parel Central) ...	9,308 12 10		
	,, 47 (Parel Northern) ...	8,770 3 1		
			1,75,475 11 1	
	CHAWLS.			
	Permanent.			
	Scheme No. 1 (Agripada, 4 blocks) ...	1,503 4 6		
	,, 1 (,, 12 blocks) ...	4,593 3 10		
	,, 1 (Nagpada, 2 blocks) ...	815 15 0		
	,, 2 (Chandanwadi) ...	4,856 5 6		
	,, 2 (Princess Street) ...	453 2 4		
	,, 3 (Imamwada) ...	5,167 5 0		
	,, 3 (Six additional blocks at Agripada) ...	2,243 7 0		
	,, 3 (One block at Nagpada) ...	815 3 8		
2,26,000	,, 6 (Workmen's cottages) ...	108 9 6		
	,, 8 (Mandvi-Koliwada) ...	4,427 13 8		
	,, 29 (Nowrojee Hill) ...	5,371 10 3		
	,, 31 (Soparibag Road) ...	2,206 0 0		
			32,562 0 3	
	Semi-permanent.			
	Scheme No. 1 (Nagpada and Agripada) ...	36 8 0		
	,, 2 (Chandanwadi) ...	18 14 0		
	,, 3 (Chaupati) ...	970 12 10		
	,, 3 (Imamwada) ...	13 4 8		
	,, 6 (Sion-Matunga) ...	53 8 4		
	,, 8 (Paltan Road) ...	948 5 0		
	,, 29 (Nowrojee Hill) ...	65 12 3		
	,, 31 (Soparibag Road) ...	417 10 6		
	,, 32 (East Agripada) ...	1,202 10 6		
			3,727 6 1	
	Mill Company's chawls.			
	Scheme No. 42 (Spring Mills) ...	...	1,654 12 11	
	Police Schemes.			
	Scheme No. 14 (First Nagpada) ...	778 12 0		
	,, 16 (Wodehouse Road) ...	1,990 12 4		
	,, 17 (Duncan Road) ...	157 5 7		
	,, 18 (Shepherd Road) ...	106 1 1		
	,, 19 (Agripada) ...	728 1 9		
	,, 23 (Connaught Road) ...	357 3 10		
	,, 24 (Princess Street) ...	675 12 7		
	,, 25 (Gamdevi) ...	330 0 0		
	,, 34 (Lamington Road) ...	1,080 3 10		
	,, 40 (Byculla) ...	6 14 7		
	,, 45 (Paltan Road) ...	939 2 6		
	,, 55 (Chinch bunder) ...	364 5 6		
			7,514 11 7	
				2,24,853 9 0
6,23,387	Total expenditure on estates ...		.....	5,88,040 8 3

Budget estimate for the year 1918-19.	Statement of charges.	Actual expenditure for the year ending March 1919.	
Rs.		Rs. a. p.	Rs. a. p.
6,23,397	Brought forward ...	.....	5,88,040 8 3
	8—Interest and sinking fund charges.		
22,20,232	Interest on debenture loans (loans of 1899, 1901 to 1910, and 1912 to 1915)	22,20,232 4 8	
2,98,858	Sinking fund (loans of 1899, 1901 to 1910, and 1912 to 1915)	2,98,856 4 2	
25,19,090	Total ...		25,19,088 8 10
	9—Miscellaneous.		
24,500	Maintenance of tools and plant	24,432 5 0	
5,651	Unclaimed wages (revenue paid)	1,999 10 4	
30,151	Total ...		26,431 15 4
31,72,628	Grand total Rs. ...		31,33,561 0 5

W. C. SHEPHERD,
Chairman.

K. N. RAMASUBBA AIYAR,
Secretary & Chief Accountant.

Secretary's Office, Bombay, 29th September 1919.

Examined and found correct.

F. L. SILVA,
Assistant Examiner of Local Fund Accounts. } *Auditor.*

Bombay, 7th October 1919.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

BOMBAY IMPROVEMENT TRUST

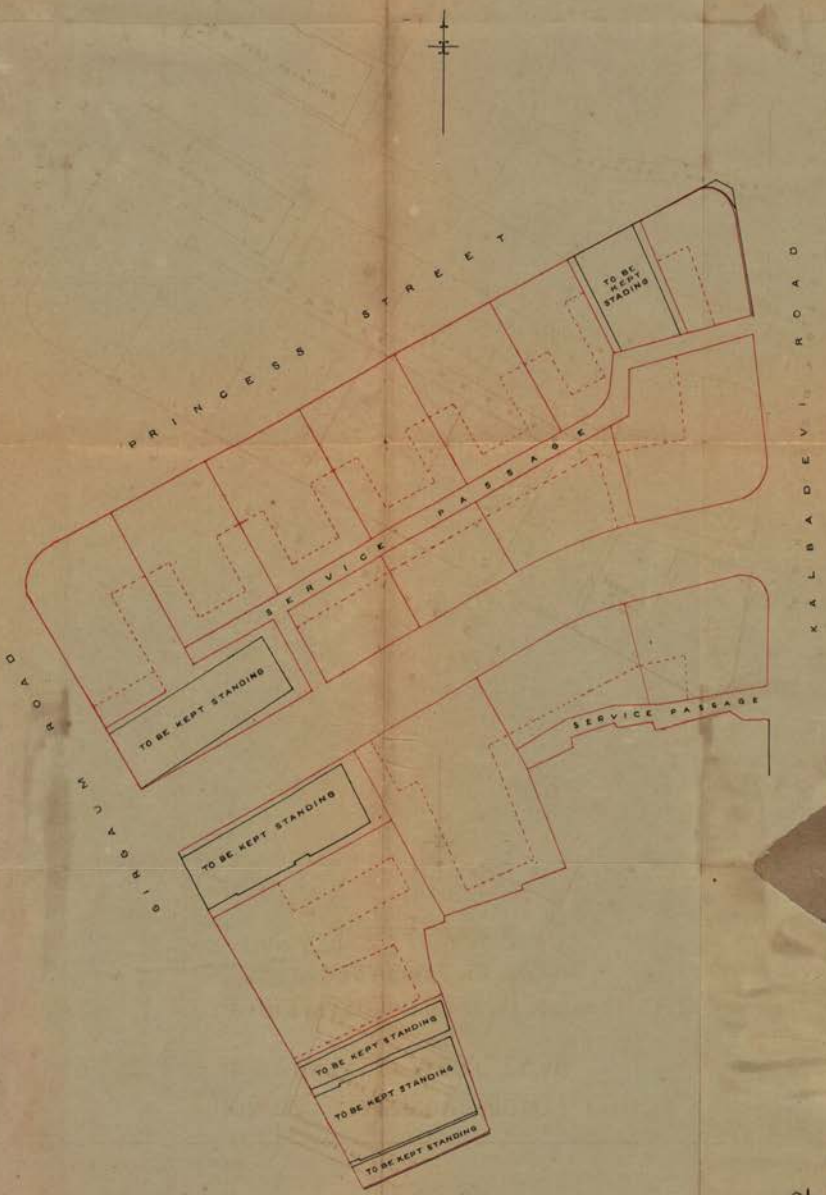
DEVELOPMENT PLAN

or

KOLBHATWADI IMPROVEMENT SCHEME

— SCHEME No. 54. —

SCALE 40' = 1"



A. T. Burge
F.S.I.
Chg ESTATE AGENT.

TRACED BY S. T. TALPADE.

FOR ADMINISTRATION REPORT
EASTERN AVENUE
SCALE 40' = 1"
SECTION OF 150' ROAD
THE "KINGSWAY" = 150' × 5·31 MILES
SECTION OF 120' ROAD
SECTION OF 100' ROAD
"SYDENHAM ROAD"
8 MILES
7 MILES
P.A. MAHIM No 48
Mahim Bay
MAHIM
SPRING MILLS No 42

5 MILES
4 MILES
3 MILES
PAREL Nº 31
COTTON DEPOT
P. TRUSTS MAZAGON SEWRI RECLAMATION
COTTON DEPOT
BASIN
COTTON DEPOT
PAREL ROAD NORTHERN Nº 47
P.A. CONNAUGHT ROAD Nº 23
CONNAUGHT ROAD ESTATE Nº 10
BOUNDARY OF WILLINGDON SPORTS CLUB
P.A. AGRIPADA ESTATE Nº 19
AGRIPADA ESTATE Nº 11
TRUST GARDEN
SOUTER STREET EAST Nº 13
SANKLI STREET Nº 9
SOUTER STREET WEST Nº 30
EAST AGRIPADA Nº 32
PABYCULLA Nº 40
P.A. 1ST NAGPADA Nº 14
P.A. SHEPHERD ROAD Nº 18
PAREL ROAD (CENTRAL) Nº 43
1ST NAGPADA Nº 1
UNDRIA STREET Nº 41
P.A. DUNCAN ROAD Nº 17
NOWROJI HILL Nº 29
P.A. SANDHURST Rd EAST Nº 39
HUPCANSEA Rd RECLAMATION
P.A. GAMDEVI Nº 25
HALAMINGTON ROAD Nº 34
LAMINGTON ROAD Nº 36
GAMDEVI ESTATE Nº 4
P.A. SANDHURST Rd WEST Nº 35
CHOWPATI ESTATE
CONGESTED AREA
B O U R

Map
OF THE
ISLAND OF BOMBAY
Scale 1:600 Ft. to an Inch.
NOTE
AREA of ISLAND (a) in Trusts Estates = 1573 Acres
(b) outside " " = 13002 ½ "
Total Area of Island 14,575 ½ "
REFERENCES
C. I Trusts Chawls
P.A.B Police Accommodation
G. X Garden
R. X Recreation Ground
C.S.D Cattle Stable
Central congested Area
S.M.H Semi Permanent Hosts
Mis. Against the Different Estates
Water to Dust Schemes
Trusts acquired Estates
Govt Lands vested in Trust for 99 years
Municipal
New Extension of Tramway from Elphinstone Road to
From Depot Dadar
BACK BAY
BOMBAY HARBOUR
SANDHURST ROAD WEST No 3
BHATWADI No 25
PRINCESS STREET No 2
P.A. PRINCESS STREET No 24
MARINE LINES ESTATE
HORNBY ROAD No 22
B.I. TRUST OFFICES
WELLINGTON LINES No 20
WODE HOUSE ROAD No 21
COLABA RECLAMATION No 7
P.A. WODE HOUSE ROAD No 16
SANDHURST ROAD EAST No 3
P.A. MAHARBIUDI No 44
SYDENHAM ROAD No 27
MANDVI-KOLWADA No 8
CRAWFORD MARKET ESTATE No 10
P.A. PALTAN ROAD No 45
ALEXANDRA DOCK
1 MILE RADIUS FROM FLORA FOUNTAIN
2 MILES
F.G.B. Hawkins
16 VII 1916
OFFG. TRUST ENGINEER

00133655

Digitized with financial assistance from

Government of Maharashtra

on 01 February, 2020